

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JULY 23, 1990

AGENDA

CALL TO ORDER 8:00 P.M. FIRST OF AMERICA; 8123 MAIN ST.

ROLL CALL

PUBLIC HEARINGS

APPROVAL OF MINUTES OF THE JULY 9, 1990 REGULAR AND JULY 14, 1990 SPECIAL MEETINGS

PRE-ARRANGED CITIZEN PARTICIPATION*

1. BOB MILLER; DEXTER DAZE REPRESENTATIVE
2. JEFF MCKILLEN; DEXTER DAZE FUN RUN

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION CALLING PUBLIC HEARING REGARDING APPROVAL OF DISTRICT BOUNDARY AMENDMENTS FOR LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER.
2. RESOLUTION CALLING PUBLIC HEARING REGARDING APPROVAL OF AMENDMENTS TO DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER.
3. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE).

OLD BUSINESS

NEW BUSINESS

1. FIRE HYDRANTS: MAINTENANCE AND OPERATION (ON TABLE)
2. REPORT ON RESULTS OF JULY 14, 1990 COUNCIL RETREAT

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JULY 23, 1990 - 8:00 P.M.

FIRST OF MAREICA BANK BUILDING - 8123 MAIN STREET

The meeting was called to order at 8:05 p.m. by the President

ROLL CALL:

Present: Jack Ritchie, Terry Walters, Mick Gregory, Geary Baroni, Bob Stacey, Loren Yates. Absent: Carl Genske.

APPROVAL OF MINUTES:

Moved by Ritchie, supported by Gregory, to approve the minutes of the July 9, 1990 regular meeting as presented. Ayes: Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

Moved by Ritchie, supported by Stacey, to approve the minutes of the July 14, 1990 special meeting as presented. Ayes: Ritchie, Walters, Gregory, Stacey. Nays: Baroni. Motion carried.

PRE-ARRANGED CITIZEN PARTICIPATION:

Bob Miller, representative of the Dexter Daze Committee, addressed Council presenting a list of request requiring Council action.

APPROVAL OF AGENDA:

Moved by Stacey, supported by Baroni, to approve the agenda as amended (copy attached). Ayes: Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

NON-ARRANGED CITIZEN PARTICIPATION:

P. Bishop addressed Council requesting an opportunity to speak at point #5 under New Business after hearing the Planning Commission report.

COMMUNICATIONS:

Council received a letter from W. Tupper regarding his application for rezoning of his property at 3045 Broad Street.

Council received a second quarter recycling report saying that recycling has proven to decrease the Village landfill costs.

BILLS/PAYROLL COSTS:

Moved by Ritchie, supported by Walters, to approve bills and payroll costs in the amount of \$58,816.73. Ayes; Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

REPORTS:

SHERIFF - Sgt. Rider presented the June Sheriff's Report highlighting the downward trend in criminal activity (24% over last year at this time).

FIRE DEPARTMENT - Representative Ritchie reported that agreement was reached with Scio Township for the Dexter Area Fire Dept. to take over first response for an area from Dexter-Chelsea Road to Parker Road to Shield Road to Baker Road, a short dis-

tance up Baker Road and an area around Joy Road

COMMITTEES/COMMISSIONS - Council recieved the written Planning Commission report (copy attached).

VILLAGE MANAGER'S - Council received the written report (copy attached).

ORDINANCES AND RESOLUTIONS:

- 1.) RESOLUTION CALLING PUBLIC HEARING REGARDING APPROVAL OF DISTRICT BOUNDARY AMENDMENTS FOR LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER -

Moved by Ritchie, supported by Walters, to adopt the resolution calling for public hearing regarding approval of boundary amendment for the L.D.F.A. for August 27, 1990 at 8:00 p.m. (copy attached). Ayes: Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

- 2.) RESOLUTION CALLING PUBLIC HEARING REGARDING APPROVAL OF AMENDMENTS TO DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER -

Moved by Ritchie, supported by Stacey, to adopt the resolution calling for public hearing for August 27, 1990 at 8:00 p.m. for the L.D.F.A. (copy attached). Ayes: Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

- 3.) ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE) -

The subject remains on the table.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1.) FIRE HYDRANTS: MAINTENANCE AND OPERATION (ON TABLE) -

Moved by Baroni, supported by Walters, to remove the subject from the table. Ayes: Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

T. Desmet, presented a hydrant maintenance program.

- 2.) REPORT ON RESULTS OF JULY 14, 1990 COUNCIL RETREAT -

Moved by Baroni, supported by Stacey, to appoint D. Fisher and C. Genske to a Committee to investigate possible methods of recognizing community pride.

- 3.) M.E.R.S. DELEGATE AND ALTERNATE CERTIFICATION -

Moved by Baroni, supported by Gregory, to approve T. Desmet delegate and P. McKillen alternate and A. Dorney delegate and D. Wiseley alternate for the M.E.R.S. annual meeting. Ayes: Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

- 4.) A.A.T.A. CORRESPONDENCE - 1991 CONTRIBUTION FOR BUS ROUTE SERVICE -

Moved by Stacey, supported by Baroni, to pledge \$2,900.00 support to the A.A.T.A. for service to the Village for April 1, 1991 thru September 30, 1991. Ayes: Ritchie, Walters Gregory, Baroni, Stacey, Yates. Nays: none.

5. REZONING REQUEST; 3045 BROAD STREET FROM I-1 TO C-4; APPLICANT DAPCO INDUSTRIES - P. Bishop, 7531 Forest Avenue, addressed Council encouraging Council to approve the rezoning of a portion of the DAPCO site to a less intense use, I-1 to C-4 as requested by the applicant.

W. Steptoe addressed Council urging them to deny the request for rezoning at 3045 Broad Street leaving the site with an industrial zoning.

Moved by Baroni, supported by Stacey, to approve the rezoning request for DAPCO Industries, 3045 Broad Street, for Lots 1 and 2 and the abandon^{ed} alley from I-1 to C-4 (copy attached). Ayes: Ritchie, Walters, Baroni, Stacey, Yates. Nays: none. Abstain: Gregory.

6. BANNER REQUEST - CHELSEA COMMUNITY FAIR -

Moved by Ritchie, supported by Baroni, to approve the Chelsea Community Fair Board request to hang a banner downtown from August 15, 1990 to August 25, 1990. Ayes: Ritchie, Walters, Baroni, Stacey, Yates, Gregory. Nays: none.

7. DEXTER DAZE REQUESTS -

Moved by Baroni, supported by Gregory, to grant the Dexter Daze Committee approval to erect a tent in Monument Park and to sell beer from 11:00 a.m. to 11:00 p.m. August 10th and 11th providing they have a license and insurance. Ayes: Ritchie, Baroni, Stacey, Yates, Gregory. Nays: Walters.

8. D.P.W HYDROSEEDING -

Moved by Baroni, supported by Gregory, to approve requests 1-8 (item 8 - fencing newly hydro seeded area) as filed with the Village Manager. Ayes: Ritchie, Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

9. NEGOTIATIONS FOR VILLAGE EMPLOYEES -

Discussion was held. No action was taken.

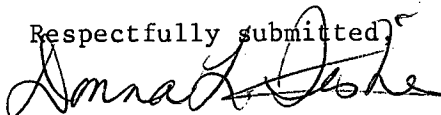
10. STREET SWEEPER -

Moved by Baroni, supported by Stacey, to direct the Village Manager to investigate the possible purchase of a street sweeper. Ayes: Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

ADJOURNMENT:

Moved by Stacey, supported by Gregory, to adjourn the meeting at 9:45 p.m. Ayes: Ritchie, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

FILING APPROVED

8-13-90

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

JULY 23, 1990

PAYROLL COSTS (PAGE 2)	\$ 14,939.72
BILLS DUE (PAGE 3)	43,245.01
CONST & ENG. FUND (PAGE 4)	<u>632.00</u>
TOTAL BILLS & PAYROLL COSTS ALL FUNDS	<u>\$ 58,816.73</u>

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
American Speedy Printing Centers	400-901	213.50					
AT&T	VARIOUS	59.09					
Barrett Paving Materials	474-974			51.83		41.09	
Business Resources, Inc.	172-727	34.56					
Baxter Healthcare Corp	548-743					54.52	
Cadillac Electric	548-937					182.71	
Curtin Matheson Scientific	548-743					104.05	
Detroit Edison st lighting	448-920	1,916.96					
Dexter Leader	VARIOUS	244.45				39.38	
Dexter Mill	556-740						9.37
Egeler, Edwin	463-825			150.00			
Feldkamp Tire	548-939					208.36	
Lester Bros.	441-938	150.00					
Long, Clark & Baker	101-803	600.00					
Marathon Petro Co.	441-751	776.72					
MICHcon - 8140, 8050 Main	VARIOUS	57.29					
" " - 8360 Huron	548-920					162.42	
National Arbor Foundation	441-815	15.00					
O'Grady, Donna 7th payment	265-970.001	600.00					
Orchard Hiltz & McCliment	VARIOUS	660.50					
Pezzani & Reid Equipment	441-939	176.69					
R.P.M. Excavating	441-958	325.00					
Recycle Ann Arbor	528-816.020	1,297.02					
TEAM Recylcing Systems	528-977.030	2,955.00					
TELEDIAL America	172-853	52.97					
Thompson-McCully	474-974			22.40			
Washtenaw County Road Comm.	548-920					128.70	
W.C.S.D./5-6-90 contract	301-802	30,322.26					
" /4-5-90 mileage	301-802.010	1,633.17					
TOTAL BILLS DUE		42,090.18		224.23		921.23	9.37

BILLS DUE
DATE JULY 23, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - JULY 7, 1990</u>							
Sandra J. Egeler		259.25	55.30				
Janet C. Karvel		112.71-G 112.71-R					
James M. Palenick		255.52		106.47	106.47	112.71 106.47	112.71 106.47
Larry N. Wagner			264.60				
Lisa Lemble		319.98					
Kurt J. Augustine		97.23		248.49			
Keith L. Kitchen - S.L.							
Patrick A. McKillen		208.18		242.88	104.09		
Kyle Menard		55.88		83.82	27.94		
Derek R. Wiseley		177.93		166.06	35.58		
Thomas C. Desmet						416.48	249.88
Andrea Dorney						405.34	
Edward A. Lobdell						509.12	
Daniel L. Schlaff					25.41	101.64	381.15
Larry C. Sebring					28.52	142.60	171.12
Loren Yates - extra help F.D.			123.23				
<u>PAYROLL COSTS JULY 14, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G 140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89 106.47	140.89 106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.98					
Kurt J. Augustine		270.10		108.04	54.02		
Keith L. Kitchen		340.84		97.38	48.69		
Patrick A. McKillen		451.07		138.79	104.09		
Kyle Menard		195.60		55.88	27.94		
Derek R. Wiseley		296.55		118.62	59.31		
Thomas C. Desmet						478.95	20.82
Andrea Dorney						506.68	
Edward A. Lobdell						636.40	
Daniel L. Schlaff							457.38
Larry C. Sebring						285.20	285.20
Loren P. Yates - President		400.84					
Donna L. Fisher Clerk & Plannang Comm. Sec.		366.68					
Rita A. Fischer Treasurer		150.84					
TOT PAYROLL COSTS		5,597.30	1,159.95	1,472.90	728.53	3,948.95	2,032.09

VILLAGE OF DEXTER COUNCIL PROCEEDINGS
JULY 23, 1990

PAYEE EXPLANATION	CODE	CONSTRUCTION & ENGINEERING FUND
KRULL, JAKE - MOWING	251-000.733-935.010	\$150.00
LONG, CLARK & BAKER	202-451.000-814.100	<u>\$482.00</u>
	TOTAL BILLS DUE	<u><u>\$632.00</u></u>

MEMO:

TO: DEXTER VILLAGE COUNCIL

FROM: DONNA FISHER, ADMINISTRATIVE SECRETARY VILLAGE PLANNING COMMISSION

DATE: JULY 18, 1990

The following action took place at the July 16, 1990 regular meeting of the Planning Commission:

Present: Paul Cousins, Phil Arbour, Dave Hosmer, Doris Waggoner, Sandra Hansen, Norm Bell, Sue Betz. Absent: Fred Model, Paul Bishop.

- REQUEST FOR REZONING FROM I-1 to C-4; 3045 BROAD STREET. DAPCO INDUSTRIES, APPLICANT
Moved by Cousins, supported by Hansen, to recommend the Village Council approve the rezoning of the total I-1 Area at 3045 Broad Street to C-4 as this conforms to the Master Plan. Ayes: Cousins, Arbour, Hosmer, Waggoner, Hansen, Bell, Betz. Nays: none. Motion carried.

- REQUEST FOR WAIVER OF SIGN REGULATIONS, APPLICANT VILLAGE EMPORIUM.
Discussion was held regarding referring to the D.D.A. the matter of serving local merchants without placing an abundance of small commercial directional signs throughout the Village.

Moved by Arbour, supported by Hosmer, to recommend the Village Council deny the request for waiver of sign regulations for the Village Emporium. Ayes: Arbour, Cousins, Hosmer, Bell, Hansen, Betz. Nays: Waggoner. Motion carried.

- REQUEST FOR WAIVER OF LOT SIZE AND SIDE YARD SET BACK REGULATIONS IN R-1-C ³³ ee60-3374-3390 BROAD AND 8067 FOURTH STREET; JOSEPH O'GRADY, APPLICANT -

Moved by Hansen, supported by Arbour, to recommend the Village Council approve the split of the parcel at 3360 - 3376- 3390 Broad and 8067 Fourth Street reworking the lines between Lot 1 & 2 to eliminate the dog leg and to acknowledge the fact that the side yard set backs are waived according to the request. Ayes: Arbour, Hansen, Hosmer, Waggoner, Cousins, Betz. Nays: Bell. Motion carried.

The Commission also elected the following officers for the coming year:

Chair - Sue Betz

Vice-Chair - Phil Arbour

Secretary - Paul Cousins

A public hearing was set for August 20th 7:30 p.m. to receive public comment on a proposed ordinance regarding lighting standards for the Industrial Park.

VILLAGE MANAGER'S REPORT - JULY 23, 1990

- Following a brief delay by the State Transportation department in issuing a notice to proceed, the Dan Hoey reconstruction project was begun on Friday, July 20, 1990.
- It is now official, the County's reconstruction of Baker Road, from Dan Hoey to Jackson, will be delayed to 1991 due to right-of-way acquisition problems.
- The painting/stripping of streets is tentatively scheduled for August 6th; prior to Dexter Daze. Additionally, it looks as though the "Chip/slurry" seal work will be completed just prior to the painting; We are hoping to effectively coordinate these projects to have them both done prior to Dexter Daze activities.
- I am expecting to receive the initial list of demands pursuant to this year's collective bargaining negotiations with the Teamsters at anytime. The first negotiating session has been tentatively scheduled for August 1st. I don't anticipate any significant obstacles in the development of a new labor agreement prior to the September 30th contract expiration date.
- Mid-year employee evaluations have now been completed and are on permanent file in the individual personnel records.
- A determination with respect to the on-site storage of waste "tires" on the Hall property will have to be made by the Michigan Department of Public Health prior to the Village's further pursuit of a test-well on that site. This was relayed to myself and our engineers following our on-site "walk through" last week. Because the situation is unique, no existing administrative regulations exist. Therefore, interpretation will come into play and meetings and or lobbying-type efforts may be required. We certainly hope that a prompt and positive resolution will allow us to go forward yet this summer or early fall with the test well and analytical work. However, if we are restricted from locating a well on this site, we will be back to "square one", again looking for a possible site, this time outside the previously-identified "best potential" area.
- It is now quite clear that the first phase of the Walkabout Creek apartment complex (100 units) will be fully occupied by early to mid autumn. Among the tenants therein will be a large number (51 to-date) of elementary-age school children. I feel that it is becoming a far more pressing need to create a pedestrian access from the front entrance of Walkabout Creek, along Dan Hoey, on through northward to connect to the Schools property. I would hope that Mr. Blanchard will offer an easement along the westerly boundary

of his PUD property so that this might be accomplished. I would ask for Council's feelings on the prompt pursuit of this matter. Funding could be provided from one or a combination of the following: the Cottonwood sidewalk contribution; Tap-in fee revenues; or Major street fund balance. Cost has not yet been determined. I would recommend a 6-foot wide bituminous pedestrian/bike path be constructed following the natural contour of the property.

- The new computer hardware has been purchased and delivered; complete installation in both the office and W.W.T.P. is awaiting the arrival of a new network interface card and should be complete by Tuesday the 24th.

- The recycling receptacles have been ordered and shipped. I would expect delivery within several days of this writing.

- Sidewalk replacement work continues on schedule; the latest stretch, along Dexter-Ann Arbor Road, was completed in three days.

Village of Dexter
County of Washtenaw, Michigan

RESOLUTION CALLING PUBLIC HEARING
REGARDING APPROVAL OF DISTRICT
BOUNDARY AMENDMENTS FOR LOCAL
DEVELOPMENT FINANCE AUTHORITY
OF THE VILLAGE OF DEXTER

Minutes of a Regular meeting of the Village Council of
the Village of Dexter, County of Washtenaw, Michigan, held
at the ^{First Of} ~~America Bldg~~ in said Village on the 23rd day of
July, 1990, at 8:00 o'clock p.m., Eastern Daylight
Time.

PRESENT: Members Ritchie, Walters, Gregory, Baroni,
Stacey, Yates,
ABSENT: Members Genske

The following preamble and resolution were offered by
Council Member Ritchie and supported by
Council Member Walters:

WHEREAS, the Village of Dexter (the "Village") pursuant
to the provisions of Act 281, Public Acts of Michigan,
1986, as amended ("Act 281"), established the Local
Development Finance Authority of the Village of Dexter (the
"Authority"); and

WHEREAS, the Authority pursuant to the provisions of
Act 281 previously designated the district boundaries for
the Authority; and

WHEREAS, the Authority pursuant to Act 281 has the
power to alter or amend its district boundaries; and

WHEREAS, prior to approval of the amended district boundaries it is necessary to conduct a public hearing in connection with the consideration of such proposed district boundary amendments as required by Act 281;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Village Council hereby acknowledges receipt of the proposed district boundary amendments from the Authority.

2. There shall be a public hearing on Monday
27th day of August, 1990, at 8:00 o'clock, P.m.,
First Of
Eastern Daylight Time, at the America Bldg in the Village to consider approval by the Village Council of the proposed district boundary amendments.

3. The Village Clerk shall cause notice of said public hearing to be published twice in The Dexter Leader, a newspaper of general circulation in the Village, before the public hearing. Both publications of such notice shall be published not less than 20 days nor more than 40 days before the date set for the public hearing. The notice shall be published as a display advertisement prominent in size. The Village Clerk also shall cause the notice to be mailed by first class mail not less than 20 days prior to the hearing to all property tax payers of record in the proposed amended authority district as shown by the most recent tax roll of the Village.

4. The notice of the hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING

VILLAGE OF DEXTER

COUNTY OF WASHTENAW, MICHIGAN

On the approval of District Boundary Amendments for the Local Development Finance Authority of the Village of Dexter

To all interested Persons in the Village of Dexter:


Please take notice that the Village Council of the Village of Dexter, Michigan, will hold a public hearing on Monday, the 27th day of August, 1990 at 8:00 O'clock P.M. Eastern Daylight time at the First of America Building, 8123 Main Street, Dexter, Michigan, to consider the approval of amendments to the district boundaries for the Local Development Finance Authority of the Village of Dexter, pursuant to Act 281 of the Public Acts of Michigan of 1986.

The proposed boundary amendments shall consists of the addition of the entire Dan Hoey Road public right of way (66 feet wide), contiguous to the Platted Dexter Business & Research Park and extending westward to its intersection with Baker Road, thence including the entire Baker Road public right of way (66 feet wide) in the Village of Dexter, extending northward to its intersection with Main Street, thence including a 66 foot wide strip of land beginning at the line of intersection between Baker Road and Main Street, and centered along the center line of Central Street extended to a point at the North Easterly boundary of the Fifth Street public right of way, thence including the entire Fifth Street public right of way extending Northwesterly to its conclusion at the Northerly right of way line of Alpine Street; thence continuing and including a strip of land the full width of the Fifth Street right of way extended Northwesterly to the Northerly right of way line of Railroad Street lying immediately South of and contiguous to Lots 37 through 40, inclusive, of "Raywalts second addition" to Village of Dexter as recorded in Liber 67, page 306 of Deeds, Washtenaw County Records.

At the public hearing, all residents, property owners and taxpayers of the Village of Dexter and all local taxing jurisdictions located in the Authority's proposed amended district desiring to address the Village Council shall be offered an opportunity to be heard in regard to the approval of the district boundary amendments.

Further information may be obtained from the Village Manager.

This notice is given by order of the Village Council, The Village of Dexter, Michigan.


Donna L. Fisher, Clerk
Village of Dexter

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members Ritchie, Walters, Gregory
Baroni Stacey Yates


NAYS: Members None

RESOLUTION DECLARED ADOPTED.

Donna L. Fisher
Village Clerk

Donna L. Fisher

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a Regular meeting held on July 23,, 1990, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.


Village Clerk
Donna L. Fisher

Village of Dexter
County of Washtenaw, Michigan

RESOLUTION CALLING PUBLIC HEARING
REGARDING APPROVAL OF AMENDMENTS TO DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN FOR
LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE
VILLAGE OF DEXTER

Minutes of a ^{Regular} meeting of the Village Council of
the Village of Dexter, County of Washtenaw, Michigan, held
at the ^{First Of America} ~~Building~~ in said Village on the 23rd day of
July, 1990, at 8:00 o'clock p.m., Eastern Daylight
Time.

PRESENT: Members Ritchie, Walters, Gregory, Baroni
Stacey, Yates

ABSENT: Members Genske

The following preamble and resolution were offered by
Council Member Ritchie and supported by
Council Member Stacey:

WHEREAS, the Village of Dexter (the "Village") pursuant
to the provisions of Act 281, Public Acts of Michigan,
1986, as amended ("Act 281"), established the Local
Development Finance Authority of the Village of Dexter (the
"Authority"); and

WHEREAS, in accordance with Act 281 the Authority
adopted the Development Plan and Tax Increment Finance Plan
(the "Plan") for the Authority's district; and

WHEREAS, pursuant to Act 281 the Authority has the power to amend the Plan and has submitted the proposed amendments to the Plan (the "Plan Amendments") to the Village Council; and

WHEREAS, pursuant to Act 281 prior to approval of the Plan Amendments it is necessary to conduct a public hearing in connection with the consideration of such Amendments as required by Act 281; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Village Council hereby acknowledges receipt of the Plan Amendments from the Authority and directs the Village Clerk to submit the Plan Amendments to all local taxing jurisdictions located in the Authority's proposed amended district as described in the proposed district boundary amendments submitted to the Village Council simultaneously with the Plan Amendments for their recommendations.

2. There shall be a public hearing on Monday 27th day of August, 1990, at 8:00 o'clock, p.m., First Of America Eastern Daylight Time, at the Building in the Village to consider approval by the Village Council of the Plan Amendments.

3. The Village Clerk shall cause notice of said public hearing to be published in the Dexter Leader, a newspaper of general circulation in the Village, twice before the public hearing. The first such notice shall be

published not less than 20 days before the date set for the public hearing. The notice shall be published as a display advertisement prominent in size.

4. The notice of the hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING

VILLAGE OF DEXTER
COUNTY OF WASHTENAW, MICHIGAN

ON THE APPROVAL OF AMENDMENTS TO DEVELOPMENT PLAN
AND TAX INCREMENT FINANCE PLAN FOR THE
LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE
VILLAGE OF DEXTER

TO ALL INTERESTED PERSONS IN THE VILLAGE OF DEXTER:

PLEASE TAKE NOTICE that the Village Council of the Village of Dexter, Michigan, will hold a public hearing on Monday, the 27th day of August, 1990, at 8:00 O'clock, P.M. Eastern Daylight Time, in the First of America Building, 8123 Main Street, Dexter, Michigan, to consider the approval of amendments to the Development Plan and Tax Increment Finance Plan (the "Plan") for the Local Development Finance Authority of the Village of Dexter, pursuant to Act 281 of the Public Acts of Michigan of 1986.


The plan, as amended establishes finance and construction plans for certain on-site and off-site infrastructure improvements pursuant to the complete development of the 127 acre Dexter Business and Research Park. All such infrastructure improvements will be confined to the proposed amended boundaries of the circumscribed Local Development Finance Authority District; which shall include the 127 acre Dexter Business and Research Park; a portion of the Dan Hoey Road Public Right of way; the Baker Road public right of way in the Village of Dexter; a portion of the Central Street public right of way extended, including lands publicly owned by the Village of Dexter; and a portion of the Fifth Street Public right of way extended, including lands owned by the Village of Dexter or other public entities.

Copies of the plan amendments, the original plan, maps, plats, etc. are on file at the office of the Village Clerk for inspection. No persons will be displaced as a result of the amendments to the plan.

At the public hearing, all interested persons and the local taxing jurisdictions located in the proposed amended Authority district desiring to address the Village Council shall be afforded an opportunity to be heard in regard to the approval of the Amendments.

FURTHER INFORMATION may be obtained from the Village Manager.

This notice is given by order of the Village Council of the Village of Dexter, Michigan.



Donna L. Fisher, Clerk
Village of Dexter

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.


AYES: Members Ritchie, Walters, Gregory
Baroni Stacey Yates

NAYS: Members None

RESOLUTION DECLARED ADOPTED.

Donna L. Fisher
Village Clerk
Donna L. Fisher

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a Regular meeting held on July 23,, 1990, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Village Clerk
Donna L. Fisher

MILLER, CANFIELD, PADDOCK AND STONE

S:/22911/0005/djrc0003.txt

Village of Dexter

APPLICATION

REZONING and SPECIAL USE PERMIT

For Office Use Only

Case # C10-90-32

Date Rec'd 6/11/90

By David P. Kamm

Application is being made for :

(✓) Rezoning from I-1 to C-4.
() Special Use Permit

Property Address 3045 Broad ST, Dexter

Legal Description Blk 25 - Lots 1 & 2 and abandoned Alley

Tax Code Number(s) HD-08-06-280-001 (Part of)

Property Owner Danco Industries 2500 Bishop Circle E. Dexter MI 426-8900
Name Willis E. Tupper Address Glenn Miller City, State, Zip 426-2619 Phone

Applicant _____
Name Address City, State, Zip Phone

Representative Ed Coy 3238 Broad Dexter 426-3918
(e.g. Engineer) Name Address City, State, Zip Phone

Proposed Use Grouping of Mixed commercial, Existing Use factory & storage
retail, and or service

* * * * *

Building and Parking Information

a. Total site area unknown 37,986 sq. ft.
b. Number of buildings 1
c. Building coverage 24,777 16,700 sq. ft.
d. Building coverage (c÷a) 44 %
e. Building height less than 14 ft.
f. Total floor area 16,700 sq. ft.
g. Floor area ratio (f÷a) 44.2
h. Total paved area 19,860 sq. ft.
i. Total impervious coverage $\frac{(c+h)}{a}$ 4 %

j. Number of parking stalls 3643

k. % of stalls compact size 0 %

Residential Uses Only

l. Number of units _____
for multi-family: efficiencies _____
1 bedrooms _____
2 bedrooms _____
m. Density (a÷l) _____ sq. ft./unit
n. Total floor area on any incidental office or commercial space _____ sq. ft.

SEE REVERSE SIDE FOR INFORMATION ABOUT FILING DEADLINES AND PLANS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

Owner's Signature

Date

*Applicant's Signature

Date

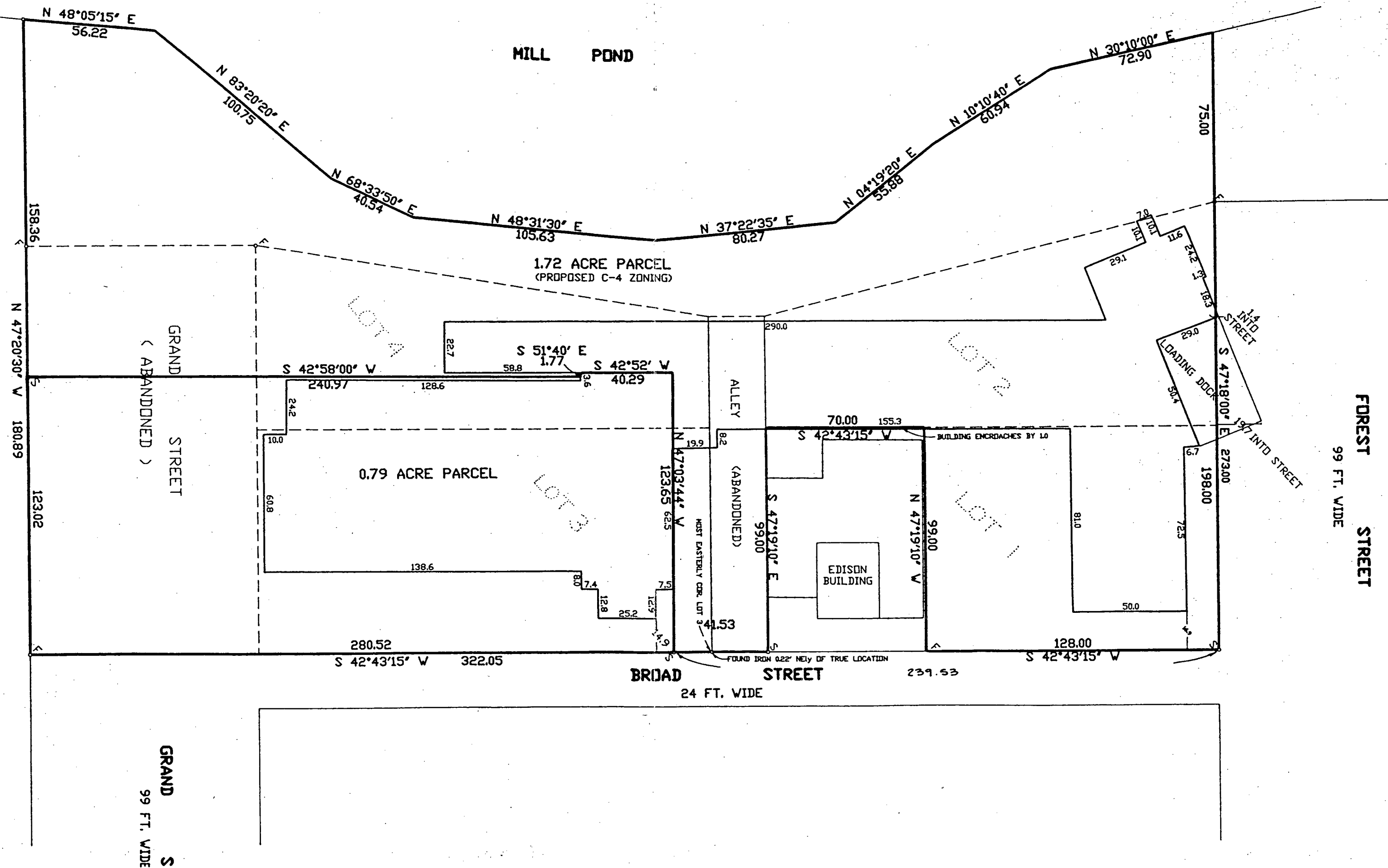
*If the owner does not sign, the applicant must submit an "Owner's Authorization Affidavit".

DESCRIPTION OF A 0.79 ACRE PARCEL OF LAND
LOCATED IN THE ORIGINAL PLAT OF THE VILLAGE OF DEXTER,
AND IN SECTION 6, T2S, R5E, VILLAGE OF DEXTER,
WASHTENAW COUNTY, MICHIGAN, TO BE ZONED I-1

Commencing at the most easterly Corner of Lot 1, Block 25 of the Original Plat of the Village of Dexter, as recorded in Liber 27 of Plats, pages 532 and 533, Washtenaw County Records, Washtenaw County, Michigan; thence S42°43'15"W 239.53 feet along the northwesterly line of Broad Street for a PLACE OF BEGINNING; thence continuing along said northwesterly line and its extension S42°43'15"W 280.52 feet; thence N47°20'30"W 123.02 feet along the southwesterly line of Grand Street; thence N42°58'00"E 240.97 feet along a line that is 1.75 feet more or less northwesterly of an existing building wall and its extension; thence N51°40'00"W 1.77 feet along the southwesterly line of an existing building wall; thence N42°52'00"E 40.29 feet along the southerly line of an existing building wall; thence S47°03'44"E 123.65 feet along the northeasterly line of an existing building wall and its extension to the Place of Beginning, being a part of said Original Plat of the Village of Dexter, and Section 6, T2S, R5E, Village of Dexter, containing 0.79 Acres of land more or less, being subject to easements or restrictions of record, if any.

DESCRIPTION OF A 1.72 ACRE PARCEL OF LAND
LOCATED IN THE ORIGINAL PLAT OF THE VILLAGE OF DEXTER,
AND IN SECTION 6, T2S, R5E, VILLAGE OF DEXTER,
WASHTENAW COUNTY, MICHIGAN, TO BE REZONED C-4 FROM I-1

BEGINNING at the most easterly Corner of Lot 1, Block 25 of the Original Plat of the Village of Dexter, as recorded in Liber 27 of deeds, pages 532 and 533, Washtenaw County Records, Washtenaw County, Michigan; thence S42°43'15"W 128.00 feet along the northerly line of Broad Street; thence N47°19'10"W 99.00 feet; thence S42°43'15"W 70.00 feet; thence S47°19'10"E 99.00 feet; thence S42°43'15"W 41.53 feet along said northerly line of Broad Street; thence N47°03'44"W 123.65 feet along the northeasterly line of an existing building wall and its southerly extension; thence S42°52'00"W 40.29 feet along the southerly line of an existing building wall; thence S51°40'00"E 1.77 feet along the southwesterly line of an existing building; thence S42°58'00"W 240.97 feet along a line that is 1.75 feet more or less northwesterly of an existing building wall and its extension; thence N47°20'30"W 158.36 feet along the southwesterly line of Grand Street (abandoned) and its extension; thence along the easterly line of the Mill Pond in the following courses: N48°05'15"E 56.22 feet, N83°20'20"E 100.75 feet, N68°33'50"E 40.54 feet, N48°31'30"E 105.63 feet, N37°22'35"E 80.27 feet, N04°19'20"E 55.88 feet, N10°10'40"E 60.94 feet, N30°10'00"E 72.90 feet; thence S47°18'00"E 273.00 feet along the southwesterly line of Forest Street and its extension to the Place of Beginning, being a part of said Original Plat of the Village of Dexter and a part of Section 6, T2S, R5E, Village of Dexter, containing 1.72 acres of land more or less, being subject to easements and restrictions of record, if any.



DEXTER VILLAGE COUNCIL

REGULAR MEETING

AUGUST 14, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING 8123
MAIN

ROLL CALL

PUBLIC HEARINGS

1. APPLICATION FOR INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE; DEXTER FASTENER TECHNOLOGIES, INC.

APPROVAL OF MINUTES OF THE JULY 23, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. RICHARD PNIEWSKI

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION APPROVING APPLICATION OF DEXTER FASTENER
TECHNOLOGIES, INC. FOR INDUSTRIAL FACILITIES
EXEMPTION CERTIFICATE FOR A NEW FACILITY ADDITION.
2. RESOLUTION TO CREDIT SERVICE AND OFFICIALLY
RE-ENROLL LARRY N. WAGNER INTO DEXTER VILLAGE
M.E.R.S. PROGRAM.
3. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT
OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS
SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE)

OLD BUSINESS

DEXTER VILLAGE COUNCIL

REGULAR MEETING

AUGUST 13, 1990

FIRST OF AMERICA BANK BUILDING - 8123 MAIN STREET

The meeting was called to order at 8:00 p.m.

ROLL CALL:

Present: Carl Genske, Terry Walters, Geary Baroni, Bob Stacey, Loren Yates.

Absent: Jack Ritchie, Mick Gregory.

PUBLIC HEARING:

1. APPLICATION FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE; DEXTER FASTENER TECHNOLOGIES, INC. -

The hearing convened at 8:02 p.m.

P. McTigue, representative of Dexter Fastener Technologies, Inc., explained the request.

There were no other citizens who wished to speak.

The hearing closed at 8:05 p.m.

APPROVAL OF MINUTES:

Moved by Genske, supported by Stacey, to approve the minutes of the July 23, 1990 regular meeting as presented. Ayes: Genske, Walters, Baroni, Stacey, Yates. Nays: none.

PRE-ARRANGED CITIZEN PARTICIPATION:

1. R. Pniewski

Mr. Pniewski has made request to address Council at the next meeting.

APPROVAL OF AGENDA:

Moved by Stacey, supported by Baroni, to approve the agenda as amended. Ayes: Genske, Walters, Baroni, Stacey, Yates. Nays: none. (Copy attached).

NON-ARRANGED CITIZEN PARTICIPATION:

F. Model, 7615 Grand, spoke thanking L. Yates and the Dexter Daze Committee for the success of Dexter Daze, and stating the event has a \$16,000 budget, it generates a lot of revenue that is put back into the Village, that businesses profit and he wishes the event to continue.

P. Enderle, Shirley's Family Fashions, spoke stating he agreed with F. Model and he wished to give credit to L. Yates as Dexter Daze was quite an event.

K. Dworek, 7105 Dexter-Ann Arbor Road, expressing her concern regarding a coolant/oil gasket leak in an air compressor at the DAPCO site in the Industrial Park and her concern for the difficulty she and others are having accessing Dexter-Ann Arbor Road from Dan Hoey Road due to the reconstruction of the road.

COMMUNICATIONS:

Council received memo from L. Yates. (Copy attached).

Correspondence from the Veteran's Memorial Committee was received.

Also included in the packet was the Washtenaw Development Council quarterly report highlighting Dexter Fastener Technology and the second quarter report from the Zoning Inspector.

BILLS/PAYROLL COSTS:

Moved by Genske, supported by Walters, to approve bills and payroll costs in the amount of \$120,270.35. Ayes: Genske, Walters, Baroni, Stacey, Yates. Nays: none.

REPORTS:

VILLAGE MANAGER - Council received written report (copy attached).

ORDINANCES/RESOLUTIONS:

1. RESOLUTION APPROVING APPLICATION OF DEXTER FASTENER TECHNOLOGIES, INC., FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW FACILITY ADDITION -

Moved by Baroni, supported by Stacey, to adopt the resolution approving application of Dexter Fastener Technologies, Inc. for Industrial Facility exemption Certificate for 12 years. Ayes: Genske, Walters, Baroni, Stacey, Yates. Nays: none. (Copy attached).

2. RESOLUTION TO CREDIT SERVICE AND OFFICIALLY RE-ENROLL LARRY N. WAGNER INTO DEXTER VILLAGE M.E.R.S. PROGRAM -

Moved by Stacey, supported by Baroni, to adopt the resolution to credit (7 years) service and officially re-enroll Larry N. Wagner into M.E.R.S. Program. Ayes: Genske, Walters, Baroni, Stacey, Yates. Nays: none.

3. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE) -

The subject remains on the table.

OLD BUSINESS:

None.

NEW BUSINESS:

1. SALES AGREEMENT FOR LOTS 25, 26, 27, 28, and 19 (10.65 ACRES) DEXTER BUSINESS AND RESEARCH PARK; PILOT INDUSTRIES, PURCHASER -

Moved by Genske, supported by Stacey, to approve the sign the sales agreement for lots 25, 26, 27, 28, and 29 of the Dexter Business and Research Park for Pilot Industries (copy on file). Ayes: Genske, Walters, Baroni, Stacey, Yates. Nays: none.

2. ESTABLISHMENT OF BUILDING REPLACEMENT RESERVE FUND -

Moved by Baroni, supported by Stacey, to accept the Village Manager's recommendation to establish a building replacement fund of \$25,000.00 to be deposited within 30 days from today. Ayes: Genske, Walters, Baroni, Stacey, Yates. Nays: none.

3. MEMO TO VILLAGE MANAGER REGARDING MONUMENT PARK -

Discussion was led by Trustee Walters who expressed concern for the memo from

the Village President stating the President and three Trustees had decided to use the hydro-seeded area for Dexter Daze. This subject had been dealt with at July 23, 1990 meeting and Council had taken action by an approved motion to prevent the area from being used by fencing it off. Trustee Walters believed to over turn this action without a special meeting would constitute violation of the Open Meetings Act.

President Yates stated had the Clerk contacted the President regarding the need for a special meeting maybe the problem could have been avoided.

Trustee Baroni said he had no problem with the decision and would give his opinion whenever he was asked.

Clerk Fisher spoke stating she had no problem with the President's decision but had concerns regarding proper procedures and suggested the Council might seek legal counsel to inform all elected officials of what constitutes "a meeting" as there seems to be discrepancy about the definition of "a Meeting", "seeking Council's opinion" and the requirements of the Open Meetings Act.

No action was taken.

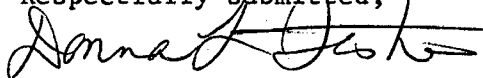
PRESIDENT' REPORT:

"I don't have much to say but I don't want to put up with the same crap I put up with all weekend about something so insignificant. A lot of rumors were floating around. I am not going to chase Council members down. I'm going to call one time if I want their opinion on something. I'll ask them, I will check and see what's proper as far as soliciting ideas. I'm just not going to mess with it. If this decision came, I talked to Pat McKillen, I talked to Jim, it came up real quick, it had to be done. If I had to do it all over again I'd probably try to call a special meeting and I'm not sure how interested people would be to show up for a special meeting to see if we could walk on the grass. All right I'm done."

ADJOURNMENT:

Moved by Baroni, supported by Genske, to adjourn the meeting at 9:55 p.m. Ayes: Genske, Walters, Baroni, Stacey, Yates. Nays: none.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

FILING APPROVED

8-27-90

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS
AUGUST 13, 1990

PAYROLL COSTS (PAGE 2)	\$ 23,523.01
BILLS DUE (PAGE 4)	30,963.74
CONST. & ENG. FUND (PAGE 6)	65,744.00
PETTY CASH (PAGE 7)	<u>39.60</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 120,270.35</u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - JULY 21, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G					
		140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89	140.89
Larry N. Wagner			661.52			106.47	106.47
Lisa Lemble		319.98					
Kurt J. Augustine		177.90		270.10	21.61		
Edward A. Lobdell						572.76	149.66
Daniel L. Schlaff						283.84	313.59
Larry C. Sebring						213.90	356.50
Keith L. Kitchen				389.54			
Patrick A. McKillen		151.80		399.03	143.12		
Kyle Menard		90.82		160.68	27.94		
Derek R. Wiseley		24.97		355.86			
Thomas C. Desmet						832.96	
Andrea Dorney						506.68	
<u>PAYROLL COSTS - JULY 29, 1990</u>							
Sandra J. Egeler		497.77	55.31				
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.98					
Kurt J. Augustine		54.02		378.14			
Keith L. Kitchen		60.86		426.06			
Patrick A. McKillen		346.98		242.88	104.09		
Kyle Menard		167.66		83.83	27.94		
Derek R. Wiseley		59.31		320.27			
Thomas C. Desmet						41.65	791.31
Andrea Dorney						506.68	
Edward A. Lobdell						670.81	
Daniel L. Schlaff						50.82	443.74
Larry C. Sebring						114.08	498.08

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - AUGUST 4, 1990</u>							
Sandra J. Egeler		497.76	55.30				
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.98					
Kurt J. Augustine		54.02		390.62			
Keith L. Kitchen		48.69		292.15			
Patrick J. McKillen		277.58		312.28			
Kyle Menard		83.83		167.66	27.94		
Derek R. Wiseley		59.31		415.17			
Thomas C. Desmet						791.31	41.64
Andrea Dorney						543.77	
Edward A. Lobdell						710.80	
Daniel L. Schlaff							304.92
Larry C. Sebring						456.32	
TOTAL PAYROLL COSTS		5,670.39	2,150.47	4,923.68	672.05	6,756.68	3,359.74

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
American Planning Assoc.	400-815	115.00					
Ann Arbor Implement	441-937	15.00					
Barrett Paving Materials Inc.	474-974			71.93			
Baxter Healthcare Corp.	548-743					91.10	
Blanchard, Jack-refund pick-up		10.50					
Boullion Sales, Inc.	441-937	11.10					
Brighton Block & Concrete	474-974			1,561.43			
Business Resources	172-727	111.49					
Callender & Dornbos, Inc.	VARIOUS			175.00	175.00		
Carpenter Hrwr & Lumber	VARIOUS	120.65					6.90
Clark Building supply Co.	441-740	11.18					
Curtin Matheson Scientific	548-743					2.00	
D&C Plumbing & Heating	548-937					5.93	
Detroit Edison -							
3676,3620 Central/WA tower	556-920						1,827.34
8360 Huron/CW lift sta.	548-920					3,420.14	
8050,8140,8014,7982 Main	VARIOUS	359.73					
Dexter Office Supply	VARIOUS	9.09				11.20	
Dexter, Village of	VARIOUS	8.00				36.39	
Dexter Welding Auto & Truck	441-956	35.00					
Doubleday Bros & Co.	VARIOUS	32.24				32.25	32.25
East Jordan Iron Works Inc.	556-937						281.20
ETNA Supply Co.	VARIOUS						1,864.46
Frank Grohs Chevrolet	556-939						134.51
Gardenscape, Inc.	441-958	550.00					
Hearts & Flowers	101-956	35.20					
Instrument Sales & Service	441-740	151.00					
Lemle, Lisa/reimburse	400-901	14.84					
Len's Rubbish/extra fees	528-816	2,132.55					
" " /7-90 contract	528-816	9,828.33					
Lester Bros	441-958	150.00					
Long,Clark & Baker	101-803	840.00					
Marathon Petro Co.	441-751	495.35					
MCI Telecommunications	172-853	1.54					
MI Bell - 426-8530	441-853	47.82					
" " - 426-8303	172-853	82.16					
MICHcon- 8360 Huron	548-920					139.04	
" - 8140, 8050 Main	VARIOUS	52.50					

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Milton Roy Products Div.	548-937					413.77	
MISS DIG SYSTEM	556-956						120.37
Niethammer Transport. Inc.	463-740				366.57		
Parts Peddler Auto Supply	VARIOUS	22.88				32.86	1.73
RAM Communications of MI	441-853	18.50					
Spears Fire & Safety services	441-740	66.72					
Technology Partners	548-977					3,914.95	
Thompson-McCully	463-740				19.40		
U.S. Postal Services	172-727	200.00					
Williams Sewer Service	548-826					280.00	
Wolverine Truck Plaza	441-939	34.00					
Wyers, Mike	441-740	80.00					
Hackney Ace Hardware	VARIOUS	148.21				89.28	66.16
TOTAL BILLS DUE		15,790.58		1,808.36	560.97	8,468.91	4,334.92

DEXTER VILLAGE COUNCIL PROCEEDINGS

AUGUST 13, 1990

PAYEE/EXPLANATION	CODE (CONST. & ENG. FUND)	AMOUNT
CLARK, DUANE A & JUDITH H.	251.00.733-970.00	\$61,488.30 Prin.
	251.00.733-970.010	4,055.70 %
		\$65,544.00
KRULL, JACOB - LAWN MOWING IP	251-000-733-935.010	200.00

DEXTER VILLAGE COUNCIL

AUGUST 13, 1990

PETTY CASH

ADMINISTRATIVE

Council supplies	101-101-956	\$ 11.44
Court filing	101-400-956	7.00
Office supplies	101-172-727	9.41
<u>D.P.W.</u>		
Gas	101-441-740	5.00

SEWER

Lab supplies	590-548-743	1.03
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WATER

Postage (wa samples)	591-556-727	<u>2.55</u>
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PETTY CASH EXPENDED ALL FUNDS

\$ 39.60

VILLAGE OF DEXTER

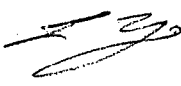
Loren P. Yates, President
James M. Palenick, Manager

8140 MAIN STREET
DEXTER, MICHIGAN 48130
(313) 426-8303

Donna L. Fisher, Clerk
Rita A. Fischer, Treasurer

MEMO:

TO: JIM PALENICK, VILLAGE MANAGER

FROM: LOREN YATES, VILLAGE PRESIDENT 

DATE: AUGUST 9, 1990

After having discussion with Trustees Genske, Stacey, Gregory and the Dexter Daze Committee, the decision has been made that the newly seeded extension of Monument Park will be used during Dexter Daze Celebration.

The Dexter Daze Committee has agreed to take the responsibility of having the reseeding done within 21 days to the specifications of Manager Palenick and D.P.W. Superintendent McKillen.

Village Manager's Report - August 13, 1990

- I am currently pursuing options with regard to the possible acquisition of street sweeping equipment. The Public Works Superintendent and myself have looked at the complete line of equipment available through "Sweepster Inc.," including demonstrations of several of the machines. We also utilized a "tow-behind" model, on loan from Scio Farms Estates, to do much of the sweeping prior to Dexter Daze. We plan to continue to assess and evaluate several pieces of equipment, and will return with a formal recommendation following completion of the entire equipment acquisition and financing evaluation process.

- Included in the bills for approval is a payment of \$65,544.00 to Duane & Judith Clark for the final and complete payout of the land contract, held by them, on 40.44 acres of the Industrial Park. This payment represents the outstanding principal balance of \$61,488.30 (of an original \$120,000.00) and \$4,055.70 in interest. This is the final land payment in relation to the Industrial Park, all remaining lands not yet sold by the Village will now be owned in fee simple by the Village without any further obligation. Between the Blanchard/Bonura/Shaw contract (260,000.00) and the Clark contract (120,000.00) the Village had owed a total of \$380,000.00 in principal payment obligation. That will now be free and clear. The reason for paying the last portion of the contract now is to gain clear title to all lands so that the 10.65 acre sale to Pilot Industries can be closed upon.

- The Department of Public Health has issued their approval for the siting and construction of a potable water test well on the Hall property as proposed. They continue to have reservations about the tires and possible resultant contamination and as such will require significant assurances that the well is well-protected before issuing any approval for a production well. We will, therefore, proceed with the test well development in order to determine exactly whether or not this site can in fact properly sustain and protect a production well field. Our engineers have been instructed to begin the process. Some possibility exists that we may yet have to develop one or more observation wells in addition to the test pumping well in order to satisfy the Department of Public Health.

- The collective bargaining negotiations with the Teamsters Union have begun. The employees have submitted a list of demands, they have been defined, a subsequent management counter-offer has been submitted, and a meeting for further discussion is scheduled for the morning of August 17th.

- The complete street striping and marking work has been completed. Unfortunately, the chip/slurry seal work could not be scheduled prior to this work, and will instead be completed sometime in the next two weeks. Most of the areas where slurry seal work will occur did not have the "Center-Lines" done, knowing it would cover up the paint.

- You will hopefully have included in your packet (if final language can be agreed to in time) a sales agreement with Pilot Industries for the purchase of Lots 25, 26, 27, 28, & 29 of the Dexter Business and Research Park. Pilot plans to begin building a 60,000 square foot research and development type facility on this 10.65 acre parcel to be completed by the end of the year. Complete final site plans are expected to be forthcoming shortly. The agreement calls for a \$260,000.00 purchase price with half the sale price deferred for eighteen months without interest, as well as several other contingencies. The agreement is rather complex, but offers a good deal to both parties and allows Pilot to construct on a rapid time frame as needed. We can discuss in detail the provisions and ramifications of the entire project at the Council meeting after all councilmembers have had the opportunity to digest the Sales Agreement itself. Note that Lots 26-29 are all part of Phase II of the Park. Therefore, plans to construct Phase II next year are given even more urgency by this project.

RESOLUTION

Minutes of a regular meeting of the Council of the Village of Dexter held August 13, 1990 at The First of America Building, 8123 Main Street, Dexter, Michigan at 8:00 P.M.

PRESENT Genske, Walters, Baroni, Stacey, Gregory, Yates

ABSENT ~~Miller~~ Ritchie

The following preamble and resolution were offered by
Baroni and supported by
Stacey.

RESOLUTION APPROVING APPLICATION OF
DEXTER FASTENER TECHNOLOGIES, INC. FOR
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR A NEW FACILITY ADDITION

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, Dexter Fastener Technologies, Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility addition being constructed and equipped within the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on August 13, 1990, at the First of America Building, 8123 Main Street, Dexter, Michigan at 8:00 P.M., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before June 25, 1990, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will exceed 5% of an amount equal to the sum of

the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act NO 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

2. The application of Dexter Fastener Technologies, Inc. for an Industrial Facilities Exemption Certificate with respect to a new facility addition being constructed and equipped on the following described parcel of real property situated within the Dexter Business and Research Park Industrial Development District, to wit:

Commencing at the East 1/4 of Section 7, t. 2 S., R. 5 E., Village of Dexter, Washtenaw County, Michigan, said corner being the point of beginning, proceeding thence along the East and West 1/4 line of Section 7, S. 89 degrees 10' 45" W., 409.78 feet; thence N. 00 degrees 49' 15" W., 499.55 feet to the Southerly right-of-way line of Bishop Circle East (66 ft. wd.); thence along said right-of-way line, N. 89 degrees 29' 00" E., 336.39 feet; thence 422.25 feet along the arc of a curve to the left, having a radius of 399.13 feet, passing through a central angle of 63 degrees 29' 10", with a long chord bearing of N. 57 degrees 44' 25" E., 419.97 feet to a point on the curve; thence N. 89 degrees 50' 38" E., 418.61 feet; thence S. 00 degrees 09' 22" E., 90.00 feet; thence N. 89 degrees 50' 38" E., 120.00 feet; thence S. 00 degrees 09' 22" E., 562.43 feet to the East-West 1/4 line of Section 8; thence along said line, S. 88 degrees 36' 17" W., 815.97 feet to the point of beginning. Containing 15.482 acres of land and is subject to all easements and/or restrictions of record;

be approved as submitted.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of 12 years after completion.

AYES: Ginske, Walters, Barone, Gregory, Stacey, Yates
NAYS: None

RESOLUTION DECLARED ADOPTED.

DONNA L. FISHER, VILLAGE CLERK

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, Michigan, at a regular meeting held on August 13, 1990.

DONNA L. FISHER, VILLAGE CLERK

DEXTER VILLAGE COUNCIL

REGULAR MEETING

AUGUST 27, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING 8123
MAIN

PUBLIC HEARINGS

1. ON THE APPROVAL OF DISTRICT BOUNDARY AMENDMENT FOR THE LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER.
2. ON THE APPROVAL OF AMENDMENTS TO DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN FOR THE LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER.

DEXTER VILLAGE ZONING BOARD OF APPEALS

AUGUST 27, 1990

AGENDA

CALL TO ORDER: IMMEDIATELY FOLLOWING L.D.F.A. HEARINGS

PUBLIC HEARINGS

1. REQUEST FOR WAIVER OF FRONT YARD SETBACK (SECTION 4.04C.2.A) IN R-1-C ZONING TO ALLOW CONSTRUCTION OF A DECK; 7511 ANN ARBOR STREET, APPLICANT ALLEN M. GREEN.
2. REQUEST FOR WAIVER OF FRONT AND SIDE YARD SETBACK (SECTION 4.04C.2) IN R-1-C ZONING TO ALLOW CONSTRUCTION OF A GARAGE; 8165 FIFTH, APPLICANT FRANK NAGY.

ROLL CALL

APPROVAL OF MINUTES OF JULY 23, 1990 MEETING OF ZONING BOARD OF APPEALS.

NEW BUSINESS

1. WAIVER REQUEST, SECTION 4.04C.2.A., 7511 ANN ARBOR STREET, ALLEN GREEN, APPLICANT.
2. WAIVER REQUEST, SECTION 4.04C.2, 8165 FIFTH STREET, FRANK NAGY, APPLICANT.

ADJOURNMENT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

AUGUST 27, 1990

FIRST OF AMERICA BANK BUILDING - 8123 MAIN STREET

The regular meeting was called to order at 8:28 p.m. by the President.

ROLL CALL:

Present: Terry Walters, Mick Gregory, Geary Baroni, Carl Genske, Bob Stacey, Jack Ritchie, Loren Yates. Absent: None.

APPROVAL OF MINUTES:

Moved by Genske, supported by Walters, to approve the minutes of the August 13, 1990 regular meeting as presented. Ayes: Walters. Nays: Gregory, Baroni, Genske, Ritchie, Stacey, Yates.

Moved by Baroni, supported by Stacey, to amend the minutes of the August 13, 1990 regular meeting (Item 3, New Business) to read President Yates stated "had the Clerk contacted the President regarding the need for a special meeting maybe the problem could have been avoided". Ayes: Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: Walters. Motion carried.

PRE-ARRANGED CITIZEN PARTICIPATION*:

W. Steptoe, 7250 Dan Hoey Road, addressed Council members informing them of a problem he had regarding garbage pick up at his address. Manager Palenick informed Council the problem had been solved.

COMMUNICATIONS:

Council received letters from Orchard, Hiltz & McCliment regarding site plan review for the Pilot Plastics project.

V-Tech has extended invitations for Village officials to tour their facility.

BILLS/PAYROLL COSTS:

Moved by Stacey, supported by Baroni, to approve bills and payroll costs in the amount of \$57,634.01. Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none.

REPORTS:

SHERIFF - Sgt. Rider presented the July report and introduced Deputy Davis who will be stationed in the Village on the morning shift.

FIRE DEPT - No report.

COMMITTEES/COMMISSIONS - Council received the written Planning Commission report (copy attached).

VILLAGE MANAGER - Council received the written report (copy attached).

ORDINANCES/RESOLUTIONS:

1. RESOLUTION RATIFYING PUBLICATION OF PUBLIC HEARINGS FOR LOCAL DEVELOPMENT FINANCE AUTHORITY AMENDMENT IN ANN ARBOR NEWS -

Moved by Ritchie, supported by Baroni, to adopt the resolution ratifying publication of Public Hearings for Local Development Finance Authority amendment in the Ann Arbor News (copy attached). Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none.

2. RESOLUTION ACKNOWLEDGING PUBLIC HEARING AND EXPANDING THE BOUNDARIES OF THE LOCAL DEVELOPMENT FINANCE AUTHORITY DISTRICT, AND PROVIDING FOR OTHER MATTERS RELATED THERETO -

Moved by Ritchie, supported by Gregory, to adopt the resolution acknowledging public hearing and expanding the boundaries of the L.D.F.A. District, and providing for other matters related thereto. Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none. (Copy attached).

3. RESOLUTION ACKNOWLEDGING PUBLIC HEARING AND APPROVING AMENDMENTS TO DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN -

Moved by Ritchie, supported by Gregory, to adopt the resolution acknowledging public hearing and approving amendments to development plan and tax increment finance plan. Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: Baroni. (Copy attached). Motion carried.

4. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE) -

The subject remains on the table.

OLD BUSINESS:

None.

NEW BUSINESS:

1. COMBINED SITE PLAN REVIEW - NEW RESEARCH AND DEVELOPMENT FACILITY, PILOT INDUSTRIES, 2319 BISHOP CIRCLE EAST -

Moved by Ritchie, supported by Baroni, to accept the Planning Commission's recommendation to grant conditional approval for the combined site plan for Pilot Industries for 2319 Bishop Circle East pending the Village Engineer's final review and verification that the site grading is compatible with the Park Development Plan and review by the Fire Department (plan on file). Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none.

2. LAND SALE: LOTS #14 & #15 DEXTER BUSINESS AND RESEARCH PARK TO CHARLES AND ROSEMARY MANITZ (DOORS AND DRAWERS) -

Moved by Stacey, supported by Baroni, to approve the sales agreement for Lots 14 and 15 of the Dexter Business and Research Park between the Village of Dexter & Charles and Rosemary Manitz with the Village Clerk and Village President designated signators. Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none.

3. WASHTENAW DEVELOPMENT COUNCIL ENTRY FEE -

Moved by Ritchie, supported by Walters, to authorize the payment of the \$5,000.00 W.D.C. entry fee. Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none.

4. ELECTRICAL REPAIR WORK - SHERIFF'S SUBSTATION -

Moved by Baroni, supported by Walters, to award the contract for electrical repair work for the Sheriff's substation to N. Zink of Scio Electric Company based on a bid of \$2,625.00 and to install an electric water heater to be chosen by the Village Manager. Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none.

5. DISABLED AMERICAN VETERANS "FORGET-ME-NOT" DRIVE -

Moved by Ritchie, supported by Stacey, to approve the Disabled Americans Veterans request for authorization for their "Forget-Me-Not" Drive October 19th and 20th in the downtown area without approaching cars. Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none.

PRESIDENT'S REPORT:

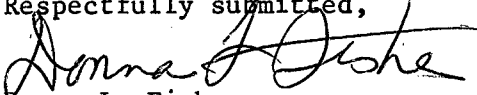
Compliments were given to Manager Palenick for his role in the arranging of the Pilot Plastics project in the Industrial Park.

Many complaints have been made regarding the Village sign ordinance. The subject will be referred by the Village Manager to the Zoning Inspector with a request for drafting of amendment to remedy the inequities.

ADJOURNMENT:

Moved by Baroni, supported by Walters, to adjourn the meeting at 9:35 p.m. Ayes: Walters, Gregory, Baroni, Genske, Stacey, Ritchie, Yates. Nays: none.

Respectfully submitted,


Donna L. Fisher,
Village Clerk

FILING APPROVED

9-10-90

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

AUGUST 27, 1990

PAYROLL COSTS (PAGE 2)	\$ 17,214.42
BILLS DUE (PAGE 3)	32,153.09
CONST. & ENG FUND/SW REPLACEMENT FUND	<u>8,266.50</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 57,634.01</u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - AUGUST 11, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G 140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89 106.47	140.89 106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.98					
Kurt J. Augustine		271.77		136.35	111.38		
Keith L. Kitchen		267.80		123.83	123.83		
Patrick A. McKillen		451.07		121.44	121.44		
Kyle Menard		167.66		55.88	55.88		
Derek R. Wiseley		398.59		123.95	106.75		
Thomas C. Desmet						666.36	166.59
Andrea Dorney						506.68	
Edward A. Lobdell						509.12	
Daniel L. Schlaff						203.28	319.79
Larry C. Sebring						171.12	342.24
<u>PAYROLL COSTS - AUGUST 18, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		28.17-G 140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89 106.47	140.89 106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.98					
Donna L. Fisher - Clerk/Planning Comm. sec.		366.68					
Rita A. Fischer - Treasurer		150.84					
Loren P. Yates - President		400.84					
Kurt J. Augustine				324.12			
Kieth L. Kitchen				432.16			
Patrick A. McKillen		277.58		346.97	69.39		
Kyle Menard		83.83		139.71			
Derek R. Wiseley		94.89		379.57			
Thomas C. Desmet						666.36	
Andrea Dorney						506.68	
Edward A. Lobdell						636.40	51.61
Daniel L. Schlaff							406.56
Larry C. Sebring						228.16	342.24
TOTAL PAYROLL COSTS		5,869.62	1,433.64	2,396.92	801.61	4,588.88	2,123.75

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Ann Arbor News	101-901	252.80					
AT&T Credit Corp	VARIOUS	59.09				41.09	
Barrett Paving Materials, Inc.	VARIOUS			341.04			
BPM Chemicals	548-742					2,242.63	
Business Radio Licensing	441-825	125.00					
Callender & Dornbos, Inc.	VARIOUS			83.70	83.70		
Curtin Matheson Scientific	548-743					2.00	
Detroit Edison/st lighting	448-920	1,916.96					
Dexter Area Historical Society	965-950.020	450.00					
Dexter Family Physicians	441-964	40.00					
Dexter Welding Auto/Truck Repair	441-956	35.00					
HACH	548-743					162.41	
AC3 Computer Center	VARIOUS	243.00					
Jones Chemicals	548-742					580.00	
Long, Clark & Baker	101-803	140.00					
MCI Telecommunications	172-853	.37					
MI Bell - 426-8530	441-853	46.29					
" " - 426-8303	172-853	80.83					
" " - 426-4572	548-853					178.81	
O'Grady - 8th payment	265-970.010	600.00					
Recycle Ann Arbor	528-816.020	919.98					
Safety-Kleen Corp	VARIOUS	30.00					
Scio Electric Service	VARIOUS	38.00		323.00			
S.F. Strong	441-931	42.93					
Share Corp	VARIOUS	49.77				391.52	
Technology Partners, Inc.	548-977					249.90	
TeleDial America	172-853	52.66					
Thompson-McCully	274-974			25.20			
Universal Filter-Air/tax reimb.	VARIOUS	12.53		2.71	3.00	2.55	
Utilities Instrumentation Serv.	556-825						402.00
W.C.S.D.-6/90 mileage/contract	VARIOUS	15,977.55					
Williams Sewer Service, Inc.	548-826					160.00	
Zimmerman Paint Contractors Co.	VARIOUS	352.66		4,158.00	400.00		
Zodiak Labs, Inc.	548-937					854.41	
TOTAL BILLS DUE		21,465.42		4,933.65	486.70	4,865.32	402.00

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

AUGUST 27, 1990

PAYEE-EXPLANATION	CODE	CONST. & ENG. FUND	SW REPLACEMENT FUND
AMERICAN TITLE CO. OF WASHTENAW	251-000.733-970.100	72.60	
" " " " "	251-000.733-970.100	835.00	
Jones & Henry Engineers, Inc.	591-556.000-972.113		458.90
Orchard, Hiltz & McCliment, Inc.	251-000.733-965.031	6,900.00	
	TOTAL BILLS DUE	\$ 7,807.60	\$ 458.90

MEMORANDUM

August 27, 1990

To: Dexter Village Council
From: Donna L. Fisher, Adm. Secretary to the Planning
Commission

The following action took place at the August 20, 1990,
regular meeting of the planning commission-

Proposed Ordinance Amemdment for Section 5.19 (Performance
Standards) of the Dexter Zoning Ordinance

Moved Bishop, Support Bell to recommend the Village Council
change the Village Zoning Ordinance, Section 5.19F, to
include the proposed ammendment. (Copy Attached)

Ayes: Bishop, Model, Arbour, Hosmer, Waggoner, Bell,
Cousins, Betz

Nays: None

Absent: Hansen

Village Manager's Report - August 27, 1990

- Preliminary population and housing count data was received from the U.S. Census. The numbers are startling in their inaccuracy. As you may have seen reported in the Ann Arbor News, 1990 population for the Village of Dexter was set at 1,213; some 300+ less than 1980 and some 450+ less than local estimates. At this point we can only challenge "housing unit" numbers, not population count. We will do whatever is in our power to indicate our complete dissatisfaction with the inaccurate count.

- The extremely wet weather has slowed progress on Dan Hoey Road, and kept Highway Maintenance Inc. from coming back and completing the slurry seal work. With luck, and a little sunshine, this work can get back on track and completed by mid September.

- The first union/management bargaining session was held and was quite productive. I feel many of the original demands have been ironed out in principal. Discussion will now focus solely on wages, pension, and health benefits, even in these areas I feel we are moving much closer and will hope to bring a union-ratified agreement in September. The next bargaining session is set for the afternoon of September 6th.

- I must apologize that I can not yet bring a recommendation on the sweeping program. Some information I have requested has not yet been returned to me. Additionally the level of pressing activity in other areas has somewhat limited my ability to complete this work. The next Council meeting will include my recommendation in this area.

- On a personal note, I will have completed my move to Dexter by the time Council convenes; in compliance with the September 1, 1990 residency requirement imposed upon me.

VILLAGE OF DEXTER

COUNTY OF WASHTENAW

RESOLUTION RATIFYING PUBLICATION OF PUBLIC HEARINGS

FOR LOCAL DEVELOPMENT FINANCE AUTHORITY

AMENDMENT IN ANN ARBOR NEWS

WHEREAS, The Village Council of the Village of Dexter, at a regular meeting held on July 23, 1990, by resolution, established Public hearings calling for the approval of district boundary amendments and amendments to the development plan and tax increment financing plan for the Local Development Finance Authority of the Village of Dexter, and

WHEREAS, said Public hearings were to be published twice, at least twenty days prior to the public hearings, in the Dexter Leader, a newspaper of general circulation in the Village, and

WHEREAS, the Dexter Leader, a weekly publication failed to publish the second of two notices in a properly-timed manner as requested by the Village, it was necessary to publish the notices in the Ann Arbor News, a daily newspaper of general circulation in the Village.

NOW, THEREFORE BE IT RESOLVED THAT:

The Village Council hereby ratifies and approves the publication of public hearing notices calling for the approval of district boundary amendments and amendments to the development plan and tax increment financing plan for the Local Development Finance Authority of the Village of Dexter, in the August 3rd and August 6, 1990 issues of the Ann Arbor News; a daily newspaper of general circulation in the Village of Dexter. Said notices being in complete compliance with the provisions of Act 281 Public Acts of Michigan, 1986, as amended.

Motion by Councilmember _____

Supported by Councilmember _____

Ayes: _____

Nayes: _____

Absent: _____

Abstain: _____

Resolution declared adopted this _____ day of August 1990.

Attested:

Donna L. Fisher, Village Clerk

RESOLUTION NO. _____.

A RESOLUTION ACKNOWLEDGING PUBLIC HEARING AND EXPANDING THE BOUNDARIES OF THE LOCAL DEVELOPMENT FINANCE AUTHORITY DISTRICT, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

Minutes of a Regular meeting of the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, held at the First Of America in said Village on the 27th day of August, 1990, at 8:00 o'clock p.m. Eastern Daylight Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the Village of Dexter (the "Village") is authorized by the provisions of Act 281, Public Acts of Michigan, 1986 ("Act 281") to create and maintain a local development finance authority; and

WHEREAS, pursuant to Act 281 the Village is required to hold a public hearing on the expansion of authority districts in which the local development finance authority will exercise its powers; and

WHEREAS, on _____, the Village Council conducted a public hearing on the proposed expansion of the authority district;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity; Purpose. The Village Council hereby determines that it is necessary for the best interests of the public to expand the jurisdiction of the Local Development Finance Authority of the Village of Dexter (the "Authority") previously established pursuant to Act 281 of the Public Acts of Michigan, 1986.

2. Description of Authority District. The Authority District shall consist of the territory already within the jurisdiction of the Authority together with the additional land described in Exhibit A, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and Act 281 of the Public Acts of Michigan, 1986.

3. Publication, Recording and Filing. This resolution shall be published once after its adoption in full in the Dexter Leader, a newspaper of general circulation in the Village of Dexter and the Village Clerk shall file a certified copy of the resolution with the Michigan Secretary of State promptly after its adoption.

4. Effective Date. This resolution shall take effect immediately upon its publication.

EXHIBIT "A"

DESCRIPTION OF
DEXTER VILLAGE LOCAL DEVELOPMENT FINANCE AUTHORITY
DISTRICT BOUNDARIES; AS AMENDED.

The amended Boundaries for the Dexter Village Local Development Finance Authority are delineated on the accompanying map and are more specifically described as:

Land being a part of the NE 1/4 of Section 7 and the NW 1/4 of Section 8, T. 2S., R. 5E., Scio Township, Washtenaw County, Michigan as follows: Beginning at the NW corner of Section 8, T. 2S, R. 5E, Scio Township, Washtenaw County, Michigan and proceeding thence N 88 degrees, 12' 33" E 815.92 feet along the north line of said Section 8; thence S 00 degrees 44' 40" E 2668.44 feet to the E-W line of said section 8; thence along said E-W 1/4 line S 88 degrees 00' 59" W 815.97 feet to the W 1/4 corner of said Section 8; thence S 88 degrees 35' 27" W 1312.92 feet along the E-W 1/4 line of Section 7; thence 01 degree 06' 18" W 2340.68 feet; thence N 88 degrees 51' 00" E 518.00 feet to the Point of Beginning and the north line of Section 7; thence along said north line and containing 127.121 acres of land, more or less; as well as, the entire Dan Hoey Road public right of way (66 feet wide) contiguous to the parcel described herein and extending westward to its intersection with Baker Road, thence including the entire Baker Road public right of way (66 feet wide) in the Village of Dexter, extending northward to its intersection with Main Street, thence including a 66 foot wide strip of land beginning at the line of intersection between Baker Road and Main Street, and centered along the center line of Central Street extended to a point at the North Easterly boundary of the Fifth Street public right of way, thence including the entire Fifth Street public right of way extending Northwesterly to its conclusion at the Northerly right of way line of Alpine Street; thence continuing and including a strip of land the full width of the Fifth Street right of way extended Northwesterly to the Northerly right of way line of Railroad Street lying immediately South of and contiguous to Lots 37 through 40, inclusive, of "Raywalts second addition" to Village of Dexter as recorded in Liber 67, page 306 of Deeds, Washtenaw County Records.

Village Council, Village of Dexter
County of Washtenaw, Michigan

A RESOLUTION ACKNOWLEDGING PUBLIC HEARING AND
APPROVING AMENDMENTS TO DEVELOPMENT PLAN AND TAX
INCREMENT FINANCE PLAN

Minutes of a _____ meeting of the Village Council
of the Village of Dexter, County of Washtenaw, Michigan,
held at the _____ in said Village on the _____ day of
_____, 1990, at _____ o'clock p.m., Eastern Daylight Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by
Member _____ and supported by Member _____:

WHEREAS, the Village of Dexter (the "Village") pursuant
to the provisions of Act 281, Public Acts of Michigan, 1986,
as amended ("Act 281") has created the Development Finance
Authority of the Village of Dexter (the "Authority"); and

WHEREAS, the Authority pursuant to Act 281 previously
adopted a Development Plan and Tax Increment Finance Plan
(the "Plan"); and

WHEREAS, the Authority pursuant to Act 281 has the
power to amend the Plan and has submitted proposed
amendments to the Plan (the "Plan Amendments") to the
Village Council; and

WHEREAS, on _____, the Village Council
conducted a public hearing on the proposed Plan Amendments.

WHEREAS, the Village Council has reviewed the proposed Plan Amendments and has made certain findings.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Village Council hereby makes the following determinations upon review of the proposed Plan Amendments:

- a. The Development Plan and the Tax Increment Plan, as amended, each constitute a public purpose.
- b. The Development Plan, as amended, meets the requirements set forth in Section 15(2) of Act 281 and the Tax Increment Finance Plan, as amended, meets the requirements set forth in Sections 12(2), (3) and (4) of Act 281.
- c. The proposed means of financing the Project as described in the Development Plan, as amended, is feasible and the Authority has the ability to arrange the financing.
- d. The Development Plan, as amended, is reasonable and it is necessary to adopt the Plan, as amended, in order to achieve the purposes of Act 281.
- e. The amount of captured assessed value resulting from adoption of the Development Plan, as amended, is reasonable.
- f. The additional land to be acquired under the Development Plan, as amended, is reasonable and it is necessary to acquire the land in order to

achieve the purposes of the Development Plan, as amended, and of Act 281.

- g. The Development Plan, as amended, is in reasonable accord with the approved master plan of the Village.
- h. All public services, including fire and police protection and utilities will be adequate to service the property in the Development Plan, as amended.
- i. All changes in streets, street levels, intersections and utilities required under the Development Plan, as amended, are reasonably necessary for the Project and for the Village

2. Based on the foregoing determinations the Village hereby determines that it is in the best interest of the state of economy in the Authority's jurisdiction and necessary for the achievement of the purposes of Act 281 to adopt the Plan Amendments.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Village Clerk

MILLER, CANFIELD, PADDOCK AND STONE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a _____ meeting held on _____, 1990, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Village Clerk

MILLER, CANFIELD, PADDOCK AND STONE

S:/22911/0005/dwp30073.txt

VILLAGE OF DEXTER

LOCAL DEVELOPMENT FINANCE AUTHORITY

An Amendment to the " Village of Dexter Local Development Finance Authority Local Development and Tax Increment Finance Plans."

The Village of Dexter Local Development Finance Authority (L.D.F.A.) "Local Development and Tax Increment Finance Plans," shall be amended to fully reflect the following updated information:

As adopted, the Local Development and Tax Increment Finance Plans called for the Authority to finance certain on-site and off-site infrastructure improvements pursuant to the complete development of the 127-acre Dexter Business and Research Park; the boundaries of which define the circumscribed L.D.F.A. district. However, as the actual infrastructure improvements for Phase I have been accomplished, it has become apparent that the component projects which made up the off-site improvements as originally contemplated in the Plan, must now be altered to better reflect the actual needs manifested by the development of the Dexter Business and Research Park as well as certain opportunities for alternative financing which have been made available. The proposed on-site improvements will remain effectively unaltered. The changes in off-site improvements will alter the component and overall costs and impact timing for the completion of Phase II. Overall, however, the maximum capture over the life of the tax increment financing Plan will not exceed the \$8 million dollar ceiling established. Maximum bonded indebtedness for Phase II will, within these parameters, be increased to \$3.5 million from \$3.0 million. The complete development of Phase I infrastructure improvements, both on-site and off-site, shall limit the tax increment capture exclusively to the repayment of the \$1.9 million indebtedness as established in Section 12(2)e: of the tax increment financing Plan. Total combined principal and interest over the life of these obligations shall equal \$2,614,742.00. Improvements to the water filtration plant will not be accomplished as part of Phase I improvements, but rather, an entirely new well field and treatment facility will be developed and financed by the Village of Dexter utilizing "tap-in fees." Also, while the complete reconstruction of Dan Hoey Road West, to and including its intersection with Baker Road, was accomplished as part of Phase I off-site, it required no financial contribution from the L.D.F.A.. The acquisition of a \$213,245.00 Michigan Department of Transportation (MDOT) Economic Development Fund Grant, along with the Village of Dexter's contribution of \$72,000.00 generated by land sales, provided financing for this project.

For Phase II, "on-site" improvements shall remain effectively the same: The remainder of the 127 acre Dexter Business and Research Park shall be completed including water and sewer lines, roadways, grading, and land balancing, utilities, and landscaping, and storm water collection and retention. The estimated cost for total Phase II on-site improvements, including contingencies, shall be \$1,550,000. "Off-site" improvements, pursuant to Phase II, shall be altered significantly. No well improvements, filtration plant upgrades or off-site water lines will be required as Phase II infrastructure improvements. As previously indicated, these improvements can now be financed and developed by the Village of Dexter using tap-in fee revenues. Improvements to the waste-water treatment plant will also be financed and developed by the Village exclusively, and as such will require no contribution from the L.D.F.A.. Additionally, the reconstruction of Dan Hoey Road East, including its intersection with Dexter-Ann Arbor Road, will be accomplished utilizing yet another MDOT Economic Development Fund Grant in the amount of \$235,000.00. The off-site construction of sanitary sewer line, as detailed in the Plan from the end of Phase I construction, north to the waste-water treatment plant (approx. 4630 feet), will remain unchanged. Current total cost as estimated to complete this project, including contingencies, is \$675,000.

With the elimination of Dan Hoey Road East, (Plan estimate \$215,000); Filtration plant improvements, (Plan estimate \$240,000); and Waste-water treatment plant improvements, (Plan estimate \$450,000); from the Phase II off-site improvements Plan, a total of \$905,000 in estimated costs are eliminated from L.D.F.A. obligation. Conversely, however, the complete reconstruction of Baker Road North from the intersection of Dan Hoey to Main street and then the creation of Baker Northward from Main connecting Central street would be added as a required off-site infrastructure improvement for Phase II.

Such improvement being necessary for the effective northward movement of trucks and employees to and from the Dexter Business and Research Park through the Village. In fact, the upgrading of Baker Road to an all-season truck route standard; as well as the improvement of drainage thereon; and the elimination of a potentially worsening traffic problem by the extension of Baker through to Central Street; each provide critically important component parts to the ultimate effectiveness and success of the completed Dexter Business and Research Park. The complete cost of reconstructing Baker Road is estimated at \$1,050,000, including contingency. The further extension of Baker through to Central is estimated to cost \$225,000, including contingency. The Village of Dexter, will if necessary, assume the estimated \$95,000 land acquisition cost for the

right-of-way necessary for the Baker Road extension. The Baker Road construction in total will add \$1,275,000 to the Phase II off-site costs. At the same time, the elimination of the three previously detailed Phase II off-site projects would eliminate \$905,000 in total costs, resulting in a net increase of \$370,000 to projected Phase II off-site costs.

In Phase I, a net decrease in L.D.F.A. obligations was accomplished by eliminating the proposed \$70,000 in water filtration improvements and by acquiring \$213,245.00 in MDOT grant monies to fund the reconstruction of Dan Hoey West. Therefore, in subtracting this total Phase I saving of \$285,245.00 from the \$370,000.00 Phase II increase, the total net increase for the project becomes \$86,755.00.

With newly projected land sales revenues for Phase II at \$1,382,500 (as compared with the existing plan estimate "exhibit C-3" of \$1,253,000), revenues contributed from the Village will increase by \$129,500 ($1,382,500 - 1,253,000$); more than equaling the net project cost increase of \$86,755.00

In total, the changes to these components of the infrastructure projects which combine to make up Phase I & II of the on and off-site improvements necessary to the complete development of the Dexter Business and Research Park, should in no significant manner alter the overall financial burden or obligation to be incurred by the authority, as originally contemplated and established by the plan to which this amendment attaches.

The estimates of project costs are subject to final construction bids and actual engineering design. They are for illustrative purposes only and should not be construed as finalized numbers.

The following listed data shall represent the amended time schedule, method of financing, list of project components and costs, and an estimated possible amortization schedule for bonded indebtedness, for the Phase II infrastructure improvements, on and off-site, for the Dexter Village Local Development finance Authority's Industrial Development project pursuant to the Dexter Business and Research Park. Information and data not updated by this amendment shall remain unchanged from the original Plan.

It should be noted that the Local Development Finance Authority will be maintaining the tax increment capture for tax year 1990 up to and including \$221,500.00. The difference between the existing debt service obligations for FY 90/91 and the \$221,500.00 will, as budgeted be utilized by the Village of Dexter to pay for the remaining engineering design work for the on and off-site

infrastructure improvements comprising Phase II of the
Dexter Business and Research Park.

Time Schedule

On-site Improvements, Phase II

<u>Improvement</u>	<u>Est Beg Date</u>	<u>Est Complet</u>
1. Water Mains	5/91	5/92
2. Sanitary Sewer Mains & Pump station	5/91	5/92
3. Storm Water Drainage & Retention	5/91	7/92
4. Roadways	5/91	7/92
5. Utilities & Landscaping	5/91	7/92

Off-site Improvements, Phase II

<u>Improvement</u>	<u>Est Beg Date</u>	<u>Est Complet</u>
1. Sanitary Trunk Sewer	7/91	11/91
2. Baker Road Reconstruction	8/91	8/92
3. Baker Road Connector	8/91	8/92

DEXTER VILLAGE LOCAL DEVELOPMENT FINANCE AUTHORITY

INDUSTRIAL DEVELOPMENT (PHASE II)

REVENUE ESTIMATES

Land Sales Receipts

39.5 acres @ \$35,000/ac (average) = \$ 1,382,500

Tax Increment Financing

Captured tax revenues (over 15 year bond issue) = 5,089,500

TOTAL = 6,472,000

Total capture (est.) over life of L.D.F.A.:

Existing debt service obligations = 2,614,742

Debt service obligations related to 3.5 M
bond issue = 5,089,500

TOTAL = 7,704,242

EXPENDITURE ESTIMATES

Dexter Business and Research Park (Phase II)

Storm Sewer	268,700
Water	127,600
Sanitary Sewer	165,950
Mass Grading	282,000
Roadways & Cleanup	387,250
Contingency	75,000
Engineering	<u>243,500</u>
Subtotal	1,550,000

Sanitary Sewer Extensions

Construction	575,000
Contingency	33,000
Engineering	<u>67,000</u>
Subtotal	675,000

Baker Road Reconstruction

Construction	770,000
Contingency	80,000
Engineering	<u>200,000</u>
Subtotal	1,050,000

Connector Street (Baker thru to Central)

Construction	165,000
Contingency	10,000
Engineering	<u>50,000</u>
Subtotal	225,000

Bond Counsel/Administrative

Legal Fees	25,000
Preparation & Printing	12,000
Rating Agency	12,000
Publishing, Transfer Agent, etc.	<u>5,000</u>
Subtotal	54,000

TOTAL	\$ <u>3,554,000</u>
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Debt service Costs on Bond Issue (3.5 M)
over 15 years

2,918,000

GRAND TOTAL (over time)	<u>6,472,000</u>
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L.D.F.A.

\$3.5 Million Revenue Bond Issue (Proposed)

YEAR	Interest <u>April 1</u>	Interest <u>Oct. 1</u>	Principal <u>April 1</u>	Total <u>P & I</u>	Total Debt Service (existing <u>+ 3.5 M bond)</u>
1989	0	0	0	0	111,306
1990	0	0	0	0	113,306
1991	0	140,000	0	140,000	279,780
1992	140,000	140,000	0	280,000	445,866
1993	140,000	136,000	100,000	376,000	567,516
1994	136,000	131,000	125,000	392,000	585,380
1995	131,000	126,000	125,000	382,000	576,840
1996	126,000	120,000	150,000	396,000	616,876
1997	120,000	114,000	150,000	384,000	605,466
1998	114,000	107,000	175,000	396,000	592,590
1999	107,000	99,000	200,000	406,000	607,310
2000	99,000	90,000	225,000	414,000	614,280
2001	90,000	79,000	275,000	444,000	622,280
2002	79,000	67,000	300,000	446,000	597,576
2003	67,000	53,000	350,000	470,000	603,876
2004	53,000	37,000	400,000	490,000	490,000
2005	37,000	20,000	425,000	482,000	482,000
2006	20,000	0	500,000	520,000	520,000
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\$	1,459,000	1,459,000	3,500,000	6,418,000	9,032,742

L.D.F.A. DEBT SERVICE (EXISTING)

<u>\$1.1 MIL. G.O. BOND ISSUE</u>				
YEAR	Interest April 1	Interest Oct. 1	Principal Oct. 1	Total P & I
1989	38,153	38,153	35,000	111,306
1990	36,630	36,630	40,000	113,260
1991	34,890	34,890	45,000	114,780
1992	32,933	32,933	50,000	115,866
1993	30,758	30,758	55,000	116,516
1994	29,190	29,190	60,000	118,380
1995	27,420	27,420	65,000	119,840
1996	25,438	25,438	70,000	120,876
1997	23,233	23,233	75,000	121,466
1998	20,795	20,795	80,000	121,590
1999	18,155	18,155	90,000	126,310
2000	15,140	15,140	95,000	125,280
2001	11,910	11,910	105,000	128,820
2002	8,228	8,228	110,000	126,576
2003	4,438	4,438	125,000	133,876
	357,371	357,371	1,100,000	1,814,742

\$800,000 CBDG INFRASTRUCTURE LOANS

Interest Jan. 30	Principal Jan. 1	Total P & I	Combined Total P & I
0	0	0	111,306
0	0	0	113,260
0	25,000	25,000	139,780
0	50,000	50,000	165,866
0	75,000	75,000	191,516
0	75,000	75,000	193,380
0	75,000	75,000	194,840
0	100,000	100,000	220,876
0	100,000	100,000	221,466
0	75,000	75,000	196,590
0	75,000	75,000	201,310
0	75,000	75,000	200,280
0	50,000	50,000	178,820
0	25,000	25,000	151,576
0	0	0	133,876
0	800,000	800,000	2,614,742

The preceding amendments, in total, will result in the effective alteration, amendment, and revision of the following listed portions of the "Village of Dexter Local Development Finance Authority Local Development and Tax Increment Finance Plans":

Section I, "Introduction,"

page 3, paragraphs 1, 3, and 4.
page 4, paragraphs 2 and 3.

Section II, "Development Plan,"

15(2)d: page 11, paragraphs 2, 3, and 4.
page 12, its entirety.
15(2)e: page 14, item #4.).
page 16, items #2.), 3.), and 4.).
15(2)f: page 17, 18, off-site improvements Phase
I, and on-site and off-site
improvements, Phase II.

Section III, "Tax Increment Finance Plan,:

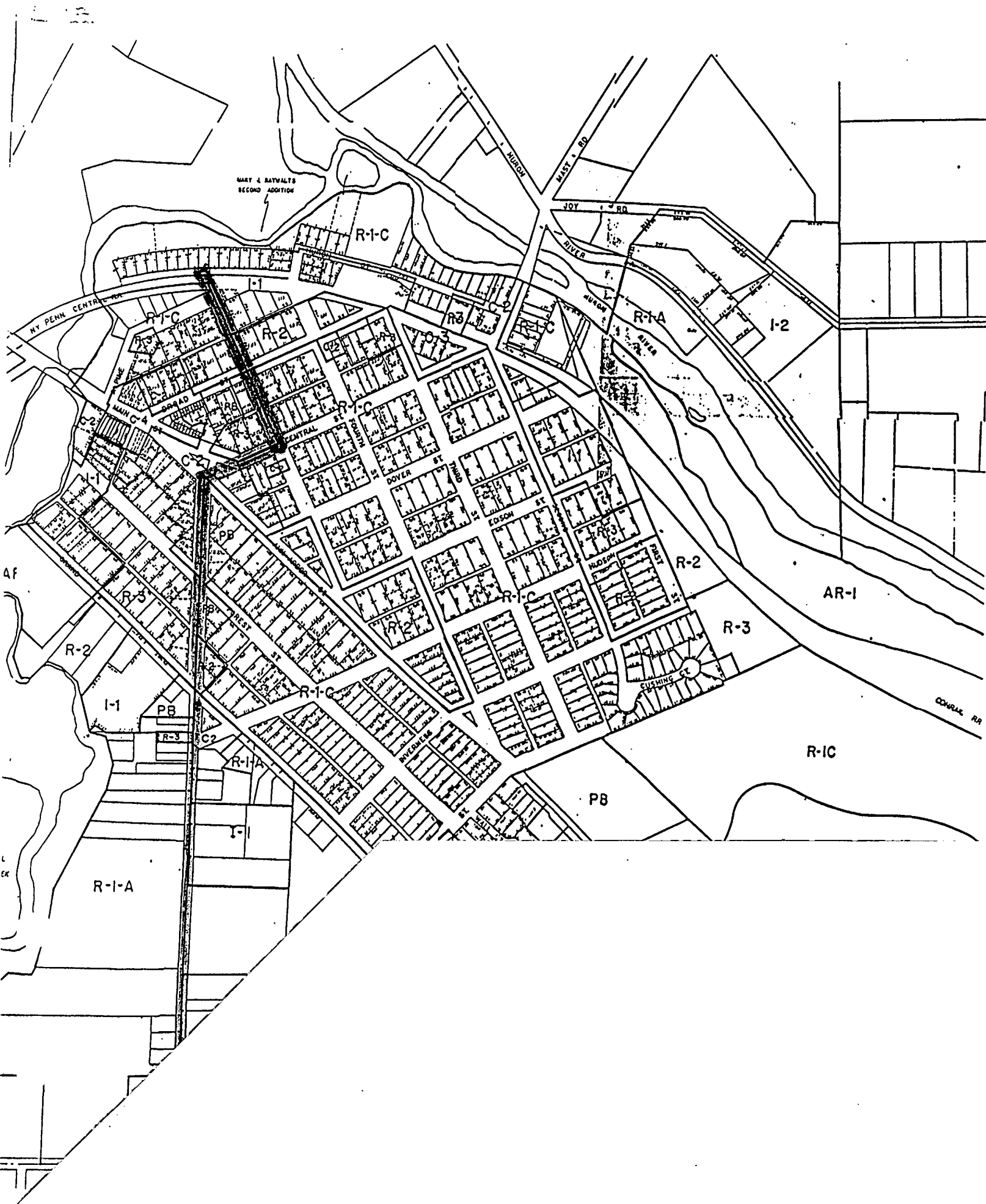
12(2)e: page 37, its entirety.
12(2)i: page 41, its entirety.

Exhibits: C(3) its entirety.

C(12) its entirety.

C(17), (18), (19), (20), (22), and (23) their
entirety

G(2), paragraph 3.).



DEXTER VILLAGE COUNCIL

REGULAR MEETING

AUGUST 27, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING 8123
MAIN

PUBLIC HEARINGS

1. ON THE APPROVAL OF DISTRICT BOUNDARY AMENDMENT FOR THE LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER.
2. ON THE APPROVAL OF AMENDMENTS TO DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN FOR THE LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER.

DEXTER VILLAGE ZONING BOARD OF APPEALS

AUGUST 27, 1990

AGENDA

CALL TO ORDER: IMMEDIATELY FOLLOWING L.D.F.A. HEARINGS

PUBLIC HEARINGS

1. REQUEST FOR WAIVER OF FRONT YARD SETBACK (SECTION 4.04C.2.A) IN R-1-C ZONING TO ALLOW CONSTRUCTION OF A DECK; 7511 ANN ARBOR STREET, APPLICANT ALLEN M. GREEN.
2. REQUEST FOR WAIVER OF FRONT AND SIDE YARD SETBACK (SECTION 4.04C.2) IN R-1-C ZONING TO ALLOW CONSTRUCTION OF A GARAGE; 8165 FIFTH, APPLICANT FRANK NAGY.

ROLL CALL

APPROVAL OF MINUTES OF JULY 23, 1990 MEETING OF ZONING BOARD OF APPEALS.

NEW BUSINESS

1. WAIVER REQUEST, SECTION 4.04C.2.A., 7511 ANN ARBOR STREET, ALLEN GREEN, APPLICANT.
2. WAIVER REQUEST, SECTION 4.04C.2, 8165 FIFTH STREET, FRANK NAGY, APPLICANT.

ADJOURNMENT

DEXTER VILLAGE COUNCIL

AUGUST 27, 1990 - 8:00 P.M.

FIRST OF AMERICA BANK BUILDING - 8123 MAIN STREET

The meeting was called to order by the Chair at 8:00 p.m.

PUBLIC HEARINGS - LOCAL DEVELOPMENT FINANCE AUTHORITY:

1. ON THE APPROVAL OF DISTRICT BOUNDARY AMENDMENT FOR THE LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER -

The hearing convened at 8:01 p.m.

There were no citizens who wished to speak.

The hearing closed at 8:05 p.m.

2. ON THE APPROVAL OF AMENDMENTS TO DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN FOR THE LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE VILLAGE OF DEXTER -

The hearing opened at 8:05 p.m.

There were no citizens who wished to speak.

The hearing closed at 8:08 p.m.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

DEXTER VILLAGE COUNCIL

REGULAR MEETING

SEPTEMBER 10, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING 8123
MAIN

ROLL CALL

PUBLIC HEARINGS

APPROVAL OF MINUTES OF THE AUGUST 27, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. RICHARD ADKINS 7765 FOURTH STREET

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. PROPOSED AMENDMENT TO SECTION 5.19F OF THE DEXTER VILLAGE ZONING ORDINANCE
2. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USE IN RESIDENTIAL DISTRICTS (ON TABLE)

OLD BUSINESS

1. STREET SWEEPING PROGRAM RECOMMENDATION

NEW BUSINESS

1. AMENDMENT TO SALES AGREEMENT - LOTS 25-29 DEXTER BUSINESS AND RESEARCH PARK, PILOT INDUSTRIES PURCHASER.
2. ADJUSTMENT TO VILLAGE OF DEXTER REFUSE COLLECTION CONTRACT.
3. OFFICIAL BALLOT - 1990; MML WORKERS COMPENSATION FUND.
4. REQUEST TO DISPLAY BANNER - WEBSTER FALL FESTIVAL.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

SEPTEMBER 10, 1990 - 8:00 P.M.

FIRST OF AMERICA BANK BUILDING - 8123 MAIN STREET

The meeting was called to order by the President at 8:00 p.m.

ROLL CALL:

Present: Jack Ritchie, Terry Walters, Carl Genske, Mick Gregory, Geary Baroni, Bob Stacey, Loren Yates. Absent: None.

APPROVAL OF MINUTES:

Moved by Ritchie, supported by Walters, to approve the minutes of the August 27, 1990 regular meeting as corrected to reflect Trustee Baroni's no vote on Item #3 under Ordinance/Resolutions. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

PRE-ARRANGED CITIZEN PARTICIPATION:

- 1.) Richard Atkins, 7765 Fourth Street, addressed Council explaining what he felt to be problems with drainage in the alley adjacent to his home. Mr. Atkins reintroduced the subject of his request for the posting of no parking signs in the alley adjacent to his home. He also spoke of a vehicle being towed from said alley, stating the request for removal had been made by Dexter Schools.

APPROVAL OF AGENDA:

Moved by Ritchie, supported by Stacey, to approve the agenda as presented. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

NON-ARRANGED CITIZEN PARTICIPATION:

None.

COMMUNICATIONS:

Manager Palenick highlighted communications received from the Sheriff's Dept. regarding the institution of a 911 system and sent to the census bureau regarding the Village challenge of the preliminary count for the census.

REPORTS:

PARKS COMMISSION - President Yates read a memo he received from the Commission Chair - (Copy attached)

FIRE DEPARTMENT - Trustee Ritchie complimented the Department on the quick and professional response made to his home during the recent storm.

VILLAGE MANAGER - Council received the Village Manager's written report (copy attached) Manager Palenick also highlighted items related to negotiation of the Teamster's contract.

ORDINANCES/RESOLUTIONS:

1. PROPOSED AMENDMENT TO SECTION 5.19 OF THE VILLAGE OF DEXTER ZONING ORDINANCE - Moved by Genske, supported by Gregory, to adopt the proposed amendment to the Village of Dexter Zoning Ordinance as presented. Ayes: Ritchie, Walters, Genske, Gregory, Stacey, Yates. Nays: Baroni. Motion carried.

2. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USE IN RESIDENTIAL DISTRICTS (ON TABLE) -

The subject remains on the table.

OLD BUSINESS:

1. STREET SWEEPING PROGRAM RECOMMENDATION -

Moved by Stacey, supported by Ritchie, to budget \$6,000 in the 1991/92 Budget for the purchase of an add on unit street sweeper. Ayes: Baroni, Ritchie, Walters, Gregory, Stacey, Yates. Nays: Genske. Motion carried.

NEW BUSINESS:

1. AMENDMENT TO SALES AGREEMENT - LOTS 25-29 DEXTER BUSINESS AND RESEARCH PARK, PILOT INDUSTRIES PURCHASER -

Moved by Ritchie, supported by Stacey, to adopt the amendment to the sales agreement for lots 25, 26, 27, 28, 29 of the Dexter Business and Research Park between the Village of Dexter and Pilot Industries with the President and Clerk as designated signators. Ayes: Ritchie, Genske, Gregory, Baroni, Stacey, Yates. Nays: Walters. Motion carried.

2. ADJUSTMENT TO VILLAGE OF DEXTER REFUSE COLLECTION CONTRACT -

Moved by Ritchie, supported by Genske, to adjust the contract with Len's Rubbish Inc. increasing the compensation rate to \$10,575.19 per month. Ayes: Baroni, Ritchie, Walters, Genske, Gregory, Stacey, Yates. Nays: none.

3. OFFICIAL BALLOT - 1990; MICHIGAN MUNICIPAL WORKERS COMPENSATION FUND -

Moved by Ritchie, supported by Stacey, to direct the Clerk to vote the Official 1990 M.M.L. Worker's Compensation Fund ballot casting votes for the six nominees listed. Ayes: Baroni, Ritchie, Walters, Genske, Gregory, Stacey, Yates. Nays: none.

4. REQUEST TO DISPLAY BANNER - WEBSTER FALL FESTIVAL -

Moved by Stacey, supported by Baroni, to approve the Webster United Church of Christ/Webster Township Historical Society request to display their Fall Festival Banner from September 12th to September 22nd. Ayes: Baroni, Ritchie, Walters, Genske, Gregory, Stacey, Yates. Nays: none.

5. COLLECTION WARRANT FOR 1990 VILLAGE TAXES -

Moved by Ritchie, supported by Genske, to authorize the extension of the Collection Warrant for 1990 Village Taxes until March 1, 1991. Ayes: Baroni, Ritchie, Walters, Genske, Gregory, Stacey, Yates. Nays: none.

PRESIDENT'S REPORT:

President Yates questioned the Village Manager regarding the referral of the Sign Ordinance amendment to the Zoning Inspector.

SEPTEMBER 10, 1990

PAGE 3

ADJOURNMENT:

Moved by Stacey, supported by Gregory, to adjourn the meeting at 9:17 p.m. Ayes: Baroni, Ritchie, Walters, Genske, Gregory, Stacey, Yates. Nays: none.

Respectfully submitted,

Donna L. Fisher,
Village Clerk

FILING APPROVED _____

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

SEPTEMBER 10, 1990

PAYROLL COSTS (PAGE 2)	\$ 15,024.63
BILLS DUE (PAGE 3)	56,049.09
PETTY CASH (PAGE 4)	<u>54.22</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 71,127.94</u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - AUGUST 25, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G					
		140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89	140.89
Larry N. Wagner			661.52			106.47	106.47
Lisa Lemble		319.98					
Kurt J. Augustine		216.08		133.00	108.04		
Keith L. Kitchen		146.07		97.38	97.38		
Patrick A. McKillen		416.37		69.39	69.39		
Kyle Menard		111.77		153.69	69.86		
Derek R. Wiseley		118.62		118.62	118.62		
Thomas C. Desmet						666.36	
Andrea Dorney						506.68	
Edward A. Lobdell						688.01	
Daniel L. Schlaff							508.20
Larry C. Sebring						228.16	342.24
<u>PAYROLL COSTS - SEPTEMBER 1, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G					
		140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89	140.89
Larry N. Wagner			264.60			106.47	106.47
Lisa Lemble		319.98					
Kurt J. Augustine		129.64		86.43	129.64		
Keith L. Kitchen		292.15		48.69	146.07		
Patrick A. McKillen		277.58		208.18	208.18		
Derek R. Wiseley - V.T.							
Thomas C. Desmet						832.96	
Andrea Dorney						506.68	
Edward A. Lobdell						636.40	
Daniel L. Schlaff						203.28	304.92
Larry C. Sebring						228.16	114.08
Derek Wiseley - extra help F.D.			184.84				
TOTAL PAYROLL COSTS		4,759.06	1,221.56	1,128.32	1,160.12	4,991.41	1,764.16

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

BILLS DUE PAGE 3 OF 4
DATE SEPTEMBER 10, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
A-2 AUTO Service	556-939						354.90
Ann Arbor Technical Services	548-824					162.93	
Boullion Sales, Inc.	441-937	18.28					
Carpenter Hdwr & Lumber	441-740	51.71					
Brighton Block & Concrete	474-974			966.17			
Culligan Soft water	548-740					97.92	
D&C Plumbing & Heating	548-937					9.29	
Detroit Edison							
3676 Central/3620 Central	556-920						1,706.56
7360 Huron/Cottonwood	548-920					1,737.04	
7982,8050,8140, Main	VARIOUS	367.38					
Dexter Area Fire Dept.		16,149.10					
Dexter Village Family Physicians	VARIOUS	33.11		6.92	8.17	6.74	
Dexter Leader	VARIOUS	202.77					
Dexter Office Supply	VARIOUS	8.62				287.44	
Dexter Village of	VARIOUS	18.77	12.52			27.57	
Dorney, David	548-740					22.00	
ETNA supply Co.	VARIOUS						972.08
Dexter Office Supply	VARIOUS	326.64		99.86		63.99	74.31
Len's Rubbish Removal/contract	528-816	8,884.28					
" " " /extra fee	528-816	2,157.75					
Lester Bros	441-958	150.00					
Palenick -reimburse mileage	172-861	94.25					
Parts Peddler Auto Supply	VARIOUS	35.81					.86
Pezzani & Reid	441-939	140.00					
Ram Communications of MI	441-853	18.50					
Scio Electric Service	301-935	2,625.00					
S.F. Strong, Inc.	265-740	82.35					
Thompson-McCully Co.	VARIOUS			16,424.00	2,526.00		
Technology Partners, Inc.	548-977					117.50	
TOTAL BILLS DUE		30,364.32	12.52	17,496.95	2,534.17	2,532.42	3,108.71

DEXTER VILLAGE COUNCIL

SEPTEMBER 10, 1990

PETTY CASH

ADMINISTRATIVE

Council refreshments, supplies	101-101-956	\$ 15.22
Amer. Title/recording, etc	101-101-803.409	23.92
Office supplies	101-172-956	9.14
Postage	101-172-727	2.94
Recycling weigh in	101-528-740	<u>3.00</u>

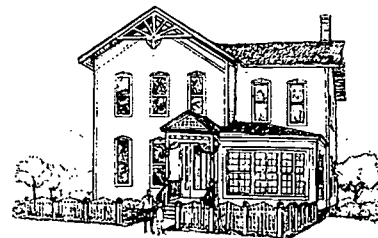
PETTY CASH EXPENDED ALL FUNDS	<u>\$ 54.22</u>
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KERRY TOWN CONCERT HOUSE

415 North Fourth Avenue

Ann Arbor, Michigan 48104

(313) 769-2999



TO: LOREN YATES, PRESIDENT

FROM: JEANNETTE YATES, PARKS CHAIR

SUBJECT: PARKS COMMISSION ACTIVITY TO DATE

DATE: September 10, 1990

We have been concerned principally with discussion of the many aspects of our five-year plan in progress. At the end of this month you will have a full report dealing with this plan in detail.

The community survey as to parks and recreation needs within Dexter will go out by September 27.

At our regularly-scheduled September meeting we will be meeting with a representative from the Huron-Clinton Metroparks Authority to discuss the feasibility of connecting with Village of Dexter with one of the nearby Metroparks.

EXECUTIVE DIRECTOR

Deanna Relyea

ADMINISTRATIVE ASSISTANT

Edmund Sprunger

TRUSTEES

Catherine S. Arcure

Charles Borgsdorf

Isaac Campbell

Roger Chard

Donald Chisholm

Elena Delbanco

Henry Johnson

Miriam Meier

Joan Morris

Joe E. O'Neal

Edward Surovell

Village Manager's Report - September 10, 1990

- The official "Challenge" to the preliminary housing unit count prepared by the U.S. Census Bureau has been completed and forwarded to the regional Census office, along with a transmittal letter signed by the Village President, within the time limit allowed. We will now await word from the Census Bureau as to possible changes as a result of our challenge. A copy of the transmittal letter has been included in your packets.
- Because of the required interaction with the Department of Public Health, the time schedule for completion of the test well development and analysis has been pushed back somewhat. However we are now moving forward as rapidly as possible with specifications and bid solicitations, and the drilling should be completed in October; with complete analysis and determination of feasibility finished by the end of the calendar year.
- I should once again remind Council that the previously announced raise in dump fee rates at the B.F.I. landfill in Salem Township, will go into effect October 1st. The fee raise will be from \$9.90/cubic yard to \$11.50/cubic yard, or 16%. There is no question in my mind that such a large percent increase in our costs will necessitate a raise in the rates we charge to Village customers. I will develop a new rate schedule based on the revenues required to continue to operate a balanced solid waste budget. The proposed rate schedule and associated financial justification will be presented for approval at the September 24th Council meeting.
- All of the chip-seal work for this fiscal year was completed on Tuesday September 4th. A double chip seal coat was applied to Broad Street, from Main to Fourth; Fourth Street, from Baker to Kensington; Grand Street, from Broad to Baker; and Second Street, from Hudson to Central. In addition, the repair work to Baker Road, on the single chip slurry seal, was also completed satisfactorily on Tuesday. Following the completion thereof, the \$5,000.00 retainage was released to Highway Maintenance Incorporated, as per Council's directive.
- The Dan Hoey reconstruction is proceeding at the scheduled pace. We continue, however, to not receive cooperation from Detroit Edison, who were to have relocated several electric poles some weeks ago. We are scheduled to pave on Monday the 10th, however, if the poles have not been relocated by that time, the paving schedule may be delayed. We will continue to put pressure on Edison's representative to avoid further delays.

- Following the second series of union demands and Village counter offers and a second formal negotiating session on Thursday, September 6th; the Teamsters union bargaining unit representing Dexter Village employees and the Village of Dexter, as represented by its management bargaining representative, have agreed in principle to a new two-year labor contract. The entire provisions thereof will be presented to Council in detail for possible approval at the September 24th regular meeting. The Teamsters employees will be voting formally on the proposal some time the week of September 10th. However, informal polling would indicate approval will be received.

- I have received Attorney Pete Long's evaluation, recommendation, and commentary on the proposed Cable TV franchise renewal contract and ordinance and will further evaluate with him, the new agreement prior to negotiating with Clear Cablevision. Hopefully an agreement acceptable to both parties can come back to Council for approval sometime in October or early November. In any event, the agreement will have a clause which will allow any subsequent Federal legislation to pre-empt contradictory provisions of the agreement.

- Having sent out requests for proposals for signage and landscaping for the entrance to the Industrial Park, with a deadline for submittal of 5:00 p.m. Wednesday, September 5th; only 3 of the 7 solicited firms responded with a proposal. Of the three, only one bid the complete project, the remaining 2 bid only the signage. I will evaluate the materials submitted and research the quality of the responding firms and return with a recommendation for the Council meeting of September 24th.

- All the electrical rewiring of the Sheriff's substation has been completed according to specifications. The installation of a water heater will yet be accomplished, we are attempting to have this work done through the work-release program if someone with minor plumbing skills can be procured.

Proposed Amendment
to Section 5.19F
of the Dexter Zoning Ordinance

The Village of Dexter Ordains:

SECTION 5.19 - PERFORMANCE STANDARDS

- F. Glare - No direct or reflected glare shall be permitted which is visible from any property, or from any public street road or highway. Lighting used to illuminate any portion of a lot shall be shielded or otherwise designed to direct light away from adjacent properties.

Moved by Council Member Genske, supported by
Council Member Gregory.

Ayes Ritchie, Walters, Genske, Gregory Stacey Yates

Nays Baroni.

Abstain None.

Absent None.

This ordinance declared adopted this 10th day of
September, 1990.

Donna L. Fisher
Donna L. Fisher, Village Clerk

AMENDMENT NO. 1 TO SALES AGREEMENT

LOTS # 25, 26, 27, 28, & 29

DEXTER BUSINESS AND RESEARCH PARK

The parties to this Amendment No. 1 to the Sales Agreement governing the sale of Lots 25, 26, 27, 28, and 29 of the Dexter Business and Research Park executed on August 13, 1990, hereby make the provisions of this Amendment a part of that Sales Agreement as if this Amendment No. 1 had been executed with and incorporated into that Sales Agreement.

A) The parties agree that it shall be Purchaser's right to erect improvements in the future, ("future improvements"), upon the portion of the parcel remaining after construction of the building now planned to be located on Lots 25, 26, and 27.

B) The parties further agree that in the event that footings of greater than normal depth are required in order to erect such future improvements, the purchase price listed in the Sales Agreement shall be reduced by half of the difference between the cost of the footings actually required and the cost of the footings had they been sunk to a normal depth for the improvement in question. For purposes of this paragraph B, "normal depth" as used in the preceding sentence shall mean footings in a configuration necessary to carry the building load which are poured to a minimum depth of forty-two inches (42") below the level of the virgin soil in the absence of fill. Purchaser and Seller agree that footings on such future improvements shall be poured to the normal depth unless the area upon which the footing is to be located has been filled. If the area upon which the footing is to be located has been filled then the depth of the footing shall be the vertical distance through any fill material and continuing through any organic soils which remain below the fill. In no event shall the vertical distance referenced in the preceding sentence be less forty-two (42) inches in total.

C) The parties further agree that the reduction of the Purchase Price referenced in the preceding paragraph B shall not exceed \$130,000.00 in total and that the basis for such reduction shall be the calculation set forth in paragraph B of this Amendment No. 1 as determined by the parties after submission to the Seller by Purchaser of plans by Purchaser's architect which detail the footings actually required as well as those which would normally be required for the design of the future improvements in the absence of fill. These plans shall be submitted no later than 18 months from the date of Closing.

D) The parties further agree to execute, at closing, an Amended Promissory Note ("Amended Note") in substantially the same form as that attached as Exhibit A to this Amendment which shall wholly replace and invalidate the Promissory Note originally executed in connection with this transaction

("Original Note") and made a part of the Sales Agreement. Seller shall return the original and any copies of the Original Note in its possession to Purchaser on or before the date of Closing.

E) The parties further agree that the amount payable under the Amended Note shall be reduced by the amount of any actual reduction of the Purchase Price pursuant to paragraph B above.

F) Seller expressly warrants to Purchaser that it will, by December 31, 1991, fill in those portions of the parcel which are currently covered by water, at its own expense with engineered fill. Seller agrees that it will use only engineered fill and that any engineered fill will be deposited in uniform, horizontal lifts not exceeding twelve inches (12") in thickness. Purchaser and Seller agree that prior to Purchaser beginning construction on the future improvements referenced in paragraph A above, Purchaser shall have the right to test the density of the filled areas. Seller warrants that if any such density tests on areas to be built on (including driveways and parking lots) indicate that the fill density is less than ninety five (95) percent of its maximum value as determined by the Modified Proctor Test (A.A.S.H.T.O. T-180 or A.S.T.M. D-1557), Seller shall, at its sole expense, adjust the filled areas to achieve a minimum uniform density of ninety-five (95) percent as determined above over the areas upon which the future improvements (including driveways and parking lots) are to be located. Such adjustments shall include putting down additional engineered fill if necessary. Seller warrants that in any areas of fill which will receive structural loads, the supporting fill will extend laterally beyond the loaded area for a distance which is at least equal to the thickness of the fill below the loaded area plus two (2) feet. Purchaser acknowledges that extensive fill may lead to potential settling of up to five (5) percent of the total thickness of the fill in any one spot. Purchaser further acknowledges that in most instances, foundations are not built on fill unless there is no alternative. Seller acknowledges that normal construction practice is to extend footing depths through fill material to virgin soil to achieve designed bearing capacities. Seller further acknowledges that the formula set forth in paragraph B above is designed at a minimum to facilitate normal construction practice as that term is used in the preceding sentence. Seller expressly warrants that if it shall fail to make the adjustments described above in this paragraph F after being informed by Purchaser prior to construction of the future improvements that density tests indicate that fill density is less than ninety-five (95) percent, Purchaser shall be relieved of its obligation to make final payment on the Amended Note. Seller agrees to provide Purchaser with a map of the filled areas of the parcel and a report of compaction test results for the filled areas within 30 days of completing the process of placing fill as required by this paragraph.

G) Seller expressly warrants that Purchaser shall receive from Seller, on or before the date of Closing,

certification from the Michigan Department of Natural Resources ("DNR") that no part of the parcel is or will become subject to regulation by the DNR under 1979 PA 203, being the Goemaere-Anderson Wetland Protection Act of 1979, or by the Water Resources Commission as a floodplain under 1929 PA 245, being the Water Resources Commission Act of 1929 as amended. Failure to receive such certification shall relieve Purchaser of its obligation under the Sales Agreement to Close. Seller further warrants that it shall indemnify and hold harmless Purchaser for any all damages caused by a determination by DNR after the date of closing that any part of the parcel is subject to regulation under either of the two acts named in the first sentence of this paragraph G.

In witness whereof the parties have hereunto set their hands and seals this _____ day of August, 1990

In the presence of:

Pilot Industries, Inc.

BY: _____
Robert A. Davis, Its President

The Village of Dexter

BY: _____
Loren P. Yates, Its President

BY: _____
Donna L. Fisher, Its Clerk

AMENDED NON-RECOURSE PROMISSORY NOTE

\$130,000.00

August __, 1990
Dexter, Michigan

FOR VALUE RECEIVED, the undersigned (the "Maker"), without recourse promises to pay to the order of THE VILLAGE OF DEXTER (the "Holder"), on or before the later to occur of (a) eighteen (18) calendar months from the date hereof, or (b) final completion of the Bishop Circle West and Mill Creek Drive roadways, the principal sum of One Hundred Thirty Thousand (\$130,000.00) Dollars, with no interest thereon. Provided however, that the Maker's obligation to pay on this note shall be relieved to the extent that a reduction in Purchase Price is made pursuant to paragraph B of Amendment No. 1 to the Sales Agreement of which this Note is a part. And provided further, that the Maker's obligation to pay on this Note shall be relieved in full if Holder fails to satisfy the warranties set forth in Section F of the the same Amendment No. 1 to the Sales Agreement.

The Maker may at any time prepay without penalty all or any portion of the debt evidenced hereby.

Upon any default, including, but not limited to, any failure to make any payment when due, which is not cured by Maker or waived by Holder within thirty (30) days after the occurrence of such default or within ten (10) days after written notice of default to Maker, whichever date is later, the Holder may declare the entire remaining balance to be immediately due and payable. No delay by the Holder in exercising any right hereunder shall be considered a waiver of such right.

This Note is expressly without recourse to the Maker.

The Maker hereby stipulates and agrees to pay all reasonable costs and expenses of efforts or suits to collect this Note, including, but not limited to, reasonable attorneys' fees.

The Maker and every endorser or guarantor hereunder (i) waive protest, presentment, demand for payment and notice of dishonor, and (ii) agree that any extension of the time for any payment, reduction of any payments, acceptance by the Holder of

a renewal note, or release or nonenforcement of any security, whether with or without notice, shall not release or offset the obligations of the Maker or any guarantor or endorser.

PILOT INDUSTRIES, INC.
a Michigan corporation

By: _____
Robert A. Davis

Its: President

DEXTER VILLAGE COUNCIL

REGULAR MEETING

SEPTEMBER 24, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARINGS

APPROVAL OF MINUTES OF THE SEPTEMBER 10, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

COMMITTEES AND COMMISSIONS

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USE IN RESIDENTIAL DISTRICTS (ON TABLE).
2. RESOLUTION TO APPROVE CONTRACT WITH TEAMSTERS UNION LOCAL 214 1990-1992.
3. RESOLUTION TO AMEND VILLAGE PERSONAL^{NE} RULES.

OLD BUSINESS

1. Council meeting Location / Facilities
2. Intro-seeding

NEW BUSINESS

1. PROPOSAL FOR SIGNAGE AND LANDSCAPING - ENTRANCE TO DEXTER BUSINESS AND RESEARCH PARK.
2. COMBINED SITE PLAN REVIEW - DOORS AND DRAWERS MANUFACTURING FACILITY, 2437 BISHOP CIRCLE EAST.
3. REVIEW OF REFUSE RATES/PICKUP SCHEDULE.
4. FALL CLEAN-UP

DEXTER VILLAGE COUNCIL
REGULAR MEETING
8:00PM
SEPTEMBER 24, 1990
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET
DEXTER, MI

The meeting was called to order by the president at 8:00pm.

ROLL CALL

Present: Gregory, Ritchie, Baroni, Genske, Walters, Stacey, Yates

Absent: None

APPROVAL OF MINUTES

Moved Genske, Support Stacey to approve the minutes of the September 10, 1990 regular meeting as corrected.

Ayes: Gregory, Ritchie, Baroni, Genske, Walters, Stacey, Yates
Nays: None

PRE-ARRANGED PARTICIPATION

None

APPROVAL OF AGENDA

Moved Ritchie, support Baroni to approve the agenda as ammended. (Copy attached)

Ayes: Gregory, Ritchie, Baroni, Genske, Walters, Stacey, Yates
Nays: None

NON-ARRANGED CITIZEN PARTICIPATION

R. Adkins, 7765 Fourth Street, addressed council asking if any decision had been made regarding the drainage in front of his house. The Village will look into the matter perhaps consulting the Village engineers regarding grading the ditch.

COMMUNICATIONS

Copies of a letter from L. Arnet regarding the landscaping and signage of the industrial park were distributed to Council.

A letter from J. Gordenier regarding his concern for the area plan for the Blanchard property that adjacent to his house were made available to Council.

Clerk Fisher informed Council of her intent to attend a MML workshop on the Open Meetings Act in October.

APPROVAL OF BILL AND PAYROLL

Moved Genske, support Stacey to approve bills and payroll costs in the amount of \$167,679.87.

Ayes: Gregory, Ritchie, Baroni, Genske, Walters, Stacey, Yates
Nays: None

REPORTS

Sheriff's Report-Sgt. Rider presented the August report. Deputy Davis was also in attendance to address questions from Council and to explain the newly instituted bicycle patrol. Council was made aware of the need to investigate the possibility of a vagrancy/loitering ordinance.

Fire Dept.-No report

Committees and Commissions-Council received the written planning commission report from the September 17, 1990 regular meeting. (Copy attached).

Council received written report from the Committee to Investigate Possible Community Pride Award. (Copy attached)

Village Manager-Council received the written report. (Copy attached)

ORDINANCES AND RESOLUTIONS

1. Zoning Ordinance Amendment-Removal of Government owned buildings language and addition of schools as special use in residential districts (on table).

The subject remains on the table.

2. Resolution to Approve Contract With Teamsters Union Local 214, 1990-1992.

Moved Ritchie, support Stacey to adopt the proposed Agreement Between The Village of Dexter and Teamsters State, County, And Municipal Workers; Local 214 for 1990-1992.

Ayes: Gregory, Ritchie, Genske, Walters, Stacey, Yates

Nays: Baroni

3. Resolution to amend Village Personnel Rules

Moved Ritchie, support Gregory to adopt the proposed amendment to Village Personnel Rules. (Copy attached)

Ayes: Gregory, Ritchie, Genske, Walters, Stacey, Yates

Nays: Baroni

OLD BUSINESS

1. Council Meeting Location/Facilities

Mgr. Palenick will investigate the possibility of continuing to use the First of America Bank Building as a meeting room for Village government functions.

2. Hydro-seeding

Trustee Walters addressed the fact that the area of Monument Park that had been newly seeded and used during Dexter Daze had not been reseeded within in 21 days as per the Memorandum from the president dated August 9, 1990. While the area that has not grown in is minimal, Council agreed the promise to reseed should be met.

NEW BUSINESS

1. Proposal For Signage and Landscaping - Entrance To Dexter Business and Research Park.

Moved Baroni, support Walters to award the contract for signage and landscaping of the Dexter Business and Research to John Holowell and Associates for and amount not to exceed \$18,500 with

changes made to the proposed plan including a) signage made in upper and lower case letters, b) rearrangement of the CIP logo and the flag pole to the left of the main sign, c) inclusion of the mounting of the bronze placque from the park dedication ceremonies (location to be determined by the committee named by the president)

Ayes: Gregory, Ritchie, Baroni, Genske, Walters, Stacey, Yates

Nays: None

2. Combined Site Plan Review - Doors and Drawers Manufacturing Facility, 2437 Bishop Circle East.

Moved Stacey, support Baroni to accept the planning Commission recommendation to approve the combined preliminary and final site plan for Doors and Drawers, Inc., 2467 Bishop Circle East, pending approved lighting, that the trees along Bishop Circle East be staggered and that all engineer and Village reports be adhered to.

Ayes: Gregory, Ritchie, Baroni, Genske, Walters, Stacey, Yates

Nays: None

3. Review of Refuse Rates/Pickup Schedule

Mgr. Palenick informed Council that inspite of increased landfill dump fees, after review of the Village budget it appears that an increase in refuse rates is not necessary at this time, however, the possibility of once a week pickup might well be researched at this time. Council agreed that such investigation should take place.

4. Fall Clean-up

Moved Genske, support Ritchie to adopt the Dept. of Public Works proposed policy for Fall Clean-up and to set the dates for said Clean-up for October 19, 1990 - October 25, 1990.

Ayes: Gregory, Ritchie, Baroni, Genske, Walters, Stacey, Yates

Nays: None

President's Report

President Yates will respond to Mr. Gordenier's letter of concern regarding the approved Blanchard Property Planned Unit Development area plan.

ADJOURNMENT

Moved Baroni, support Ritchie to adjourn the meeting at 9:30PM.

Ayes: Gregory, Ritchie, Baroni, Genske, Walters, Stacey, Yates

Nays: None

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing Approved _____

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS
SEPTEMBER 24, 1990

PAYROLL COSTS (PAGE 2)	\$ 14,825.40
BILLS DUE (PAGE 3)	39,632.72
INDUSTRIAL PARK FUNDS (PAGE 4)	<u>113,221.75</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 167,679.87</u>

DATE SEPTEMBER 24, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - SEPTEMBER 8, 1990</u>							
Sandra J. Egeler		387.15	55.30				
Janet C. Karvel		28.17-G 140.89-R				140.89	140.89
James M. Palenick		255.52		106.47	106.47	106.47	106.47
Larry N. Wagner			529.21				
Lisa Lemble		319.98					
Kurt J. Augustine		216.08-R		89.78	64.82		
Keith L. Kitchen		121.73-R		60.86	60.86		
Patrick A. McKillen		346.97		104.09	104.09		
Derek R. Wiseley		245.83		71.17	71.17		
Thomas C. Desmet - V.T.							
Andrea Dorney						405.34	
Edward A. Lobdell						445.48	98.04
Daniel L. Schlaff						101.64	406.56
Larry C. Sebring						171.12	171.12
<u>PAYROLL COSTS - SEPTEMBER 15, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G 140.89-R				140.89	140.89
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.98					
Kurt J. Augustine					432.16		
Keith L. Kitchen		97.38			389.53		
Patrick A. McKillen		138.79			555.16		
Derek R. Wiseley				34.40	474.48		
Thomas C. Desmet						832.96	
Andrea M. Dorney						506.68	
Edward A. Lobdell						636.40	
Daniel L. Schlaff							508.20
Larry C. Sebring						285.20	285.20
Loren P. Yates - President 9/90		400.84					
Donna L. Fischer - Clerk/Planning Comm. Sec.		366.68					
Rita A. Fischer - Treasurer 9/90		150.84					
TOTAL PAYROLL COSTS		4,742.24	1,301.33	573.24	2,365.21	3,879.54	1,963.84

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
American Water Works Assoc.	556-815						120.00
Clark Building Supply Co.	274-974			167.92			
CRS Press, Inc.	548-965					43.15	
Curtin Matheson Scientific, Inc	548-743					105.94	
Detroit Edison/st lighting	448-920	1,916.96					
Dexter Leader	VARIOUS	81.33					11.25
Dexter Mill	441-958	31.80					
Highway Maintenance & Const. Co.	VARIOUS			8,875.70	9,751.56		
Long, Clark & Baker	101-803	260.00					
MI Bell - 426-8303	172-853	76.03					
" " - 426-4572	548-853					183.57	
MICHcon - 8050 Main	301-920	19.44					
MI Society of Planning Officials	400-965	121.50					
O'Grady -9th payment	265-970.010	600.00					
Pitney Bowes	172-941	47.25					
Recycle Ann Arbor	528-816.020	1,258.00					
R.P.M. Excavating	474-974			45.50			
S.F. Strong	172-956	44.42					
Teledial America	172-853	34.11					
Thompson-McCully	463-740				34.80		
Tidy Tom's	548-740					130.10	
Utilities Instrumentation Srev.	548-937					402.00	
W.C.S.D./Sept. contract	301-802	15,161.13					
WearGuard	548-745.01					109.26	
TOTAL BILLS DUE		19,651.97		9,089.12	9,786.36	974.02	131.25

DATE SEPTEMBER 24, 1990

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

PAYEE-EXPLANATION	CODE	CONST. & ENG. FUND	L.D.F.A.	WA/SW REPLACEMENT
American Title Co. of Washtenaw	251.000-733-970.100	\$ 58.00		
COMERICA	VARIOUS		\$ 76,630.00	
Dexter Leader	395-000.000-901.000		11.25	
Jones & Henry Engineers, Inc.	591-556.000-972.113			\$ 216.36
MI Dept. of Transportation	251.000-733-965.031	\$7,969.50		
Nenciarini, Lorna	251.000-733-825.000	70.00		
Rainbow Construction Co., Inc.	VARIOUS	\$28,265.64		
TOTAL BILLS DUE		\$36,363.14	\$ 76,642.25	\$ 216.36

MEMORANDUM

TO: Dexter Village Council

FROM: Donna L. Fisher,

The following action took place at the September 17, 1990, regular Planning Commission meeting-

Request for Combined Preliminary and Final Site Plan Approval; 2467 Bishop Circle East. Doors and Drawers, applicant.

Moved Cousins, support Bishop, to recommend the Village Council approve the combined preliminary and final site plan for Doors and Drawers, Inc., 2467 Bishop Circle East, pending approved lighting, that the trees along Bishop Circle East be staggered and that all engineer and Village reports be adhered to.

Ayes: Bishop, Arbour, Waggoner, Model, Hosmer, Bell, Cousins, Betz

Nays: None

Absent: Hansen

September 17, 1990

Mr. Loren Yates:

I am writing concerning the Jack Blanchard proposed building site on Ann Arbor Road paralleling our home at 7265. My wife and I are extremely distressed with the Village Council's approval of site plans with the obvious lack of consideration for the neighbors long entrenched.

We have 700 feet of fence line binding my family to Blanchard's future profits and have been constantly assured that a buffer zone (a burm or planting area) would be installed to cushion the effect of having a minor city and commercial development brought to our door, only to hear that this also has been let slip away.

Moving from Ann Arbor, and looking for a small, quiet community with a fine school district and a little space to raise our newborn we chose Dexter. We pay \$3200.00 annually in taxes for a 1450 sq. foot home which we consider excessive but we figure that we are paying for the ambience. We also knew that this proposed site was a possibility so we immediately installed \$5000.00 of plant material along the fence line. So we did do our part in cushioning the eventual blow a little, but without Blanchard's buffer of plantings we will lay naked to the rear of a strip mall and hundreds of foreigners (to Dexter) to invade the little privacy which we have invested every penny we ever had into.

If there is anything I can do -- ANYTHING!!, toward slowing the decay of a beautiful downtown area and the

the transposing of a wildlife mecca into another thoughtless mass of profit. I am willing to address the council, petition the townspeople or purchase billboard or newspaper space to outrage folks to protect their concern, I have already assembled quite a group of people in need of a voice.

I am writing you because i have been told that you share similar strong feelings toward such decay, Again; I am in need of direction and advice and anything you can do to help would be extremely appreciated.

Thank You,



James and Jennifer Gordenier
7265 Dexter-Ann Arbor Rd.
Dexter, Mi. 48130
426-0247

cc: Jack Blanchard
Bruce Waggoner
Jack Ritchie
John Hanson
Phillip Arbour
Daniel Giardina
Jon Rush
John Milligan

VILLAGE OF DEXTER, MICHIGAN
AMENDMENT TO PERSONNEL RULES
RESOLUTION # 90 - 2409001

Be it Resolved by the Village of Dexter That:

The adopted Personnel Rules of the Village of Dexter, as amended, be further amended as follows:

"Vacation, Section V": Be Amended to Read:

"In the event of resignation, discharge, or death, of an employee, the employee or employee's estate will be paid for the unused vacation days which the employee has accumulated at the employees pay rate at the time of termination of employment."

"Holidays, Section I": Be Amended to Add:

"12.) The day after Thanksgiving."

"Leaves of Absence"

I. Sick Leave, (Paragraph 4): Be Amended to Read:

"Upon termination of employment, whether voluntary or involuntary, or in instances of retirement or death, Village employees or their estates shall be paid for one-third (1/3) of their accrued sick leave at the employees pay rate at the time of termination of employment. Sick leave days in excess of 120 days shall be paid out to employees accruing same, at the end of each calendar year at the rate of one-third (1/3) of actual days in excess of 120."

"Insurance, Section I, Medical Care Coverage": Be Amended to Read:

"I. Health Care Coverage: Each permanent, full-time employee and his/her qualifying dependents, shall be enrolled in the health-care, including Dental and/or optical, coverage plan provided by the Village and shall receive like access and benefits thereunder. In the event an employee is covered by a plan or plans other than that provided by the Village and opts to withdraw from enrollment in the Village-provided coverage; he/she shall receive a yearly lump-sum cash payment in lieu of such health benefits. Said payment shall be payable in January of each year, covering the preceding calendar year. If an employee was employed for a period less than the full 12-month calendar year,

the health-care payment will be calculated on a pro-rated basis covering actual time employed. The cash payment in lieu of health benefits shall equal 55% of the actual aggregate premium cost to provide the Village-sponsored coverage to one employee with no dependents for one year. The year in question shall equal the calendar year for which such payment is made. Employees may choose to opt out of Village-provided Dental and/or Optical coverage, whether covered by an alternative plan or not."

Moved by Councilmember Ritchie, Supported by Councilmember Gregory.

Ayes: Genske, Gregory, Ritchie, Stacey, Walters, Yates

Nayes: Baroni

Absent: None

Abstain: None

This Resolution Declared Adopted September 24,, 1990.

Effective: September 24,, 1990

Attested: Donna L. Fisher, Village Clerk

DEXTER VILLAGE FALL CLEAN UP
FRIDAY, OCTOBER 19 THRU THURSDAY, OCTOBER 25, 1990

- Anything, within reason, generated by Village residents that can be carried will be hauled away. (However, NO DEMOLITION, CONSTRUCTION, OR REMODELING DEBRIS will be collected.)

- Furniture, *Appliances, Water Heaters, Etc.

- **Branches, limbs, brush must be stacked neatly in lengths not to exceed 10 feet, with butt-ends facing the same direction. Individual branches must not exceed 4 inches in diameter at butt-end nor 2 feet in diameter at brushy end.

- **Leaves and grass clippings must be in bio-degradable bags approved by the Village (Petoskey Plastics, "Naturegrade Plus".)

- Loose debris must be bagged or in enclosed containers (no leaves or grass clippings will be accepted with loose debris or refuse.)

- All items must be placed at curb or street edge.

**Stacked brush and compostable materials in biodegradable bags will be collected by Village D.P.W. crews. All other refuse and debris will be collected by contracted refuse haulers.

Dump-fee costs require the Village to pass through charges for pickup of the following:

*Appliances - including washers, dryers, refrigerators, water-heaters, etc., \$10.50 each

- Passenger Car tires, \$8.25 each.

- Truck, Tractor tires, \$12.75 each

For pickup of appliances or tires, payment must be made in advance at the Village offices, 8140 Main.

For additional information, please Contact:

Village of Dexter
Department of Public Works - 426-8530; if
no answer, 426-8303.

MEMORANDUM

September 24, 1990

To: President, Trustees

From: Committee to Investigate Possible Community Pride Award
Carl Genske Chr.

The committee has looked at other local communities to see how such an award program might be handled in our community. We have found that such programs are not a function of local government due to the subjectivity of such a program. While local dignitaries are sometimes involved in the presentation of awards for community involvement, they are not involved in setting the criteria under which selection is made and their participation is ceremony.

Improvements to business property is a good business practice and perhaps recognition for such improvements could best be handled by a Chamber of Commerce, Board of Realtors, etc. (Dexter Business and Industry Council?) Outstanding landscaping plans might be recognized by a local garden club.

In many towns awards are given for committment to community service, schools, libraries, etc. These seem to be handled by local service organizations with nominations handled in various ways-sometimes taken from the community at large, sometimes being handled from within the organization, etc. Rotary, Kiwanis, Lion, and American Legion Clubs participate. We are currently awaiting specifics from Litchfield, Michigan and Bellevue, Michigan as to how community service awards programs are run in their city/village.

The committee might suggest that it seems appropriate to send this item of concern to the Downtown Development Authority with the thought that the Authority might serve as a catalyst to instituting an award program emphasizing the improvement of business properties if it felt such a program would benefit downtown development/community pride. The subject of community involvement/service could be referred to local service organizations by letter should the Council deem it beneficial to our Village.

Z

VILLAGE MANAGER'S REPORT - SEPTEMBER 24, 1990

- The "leveling" courses of asphalt have been applied to Dan Hoey Road East, however Detroit Edison has still neglected to move their poles, continuing the delay for completion of the project. Originally set at September 28th, the state deadline will probably be extended a month due to delays caused by utility companies; primarily Edison.

- The excess slag/gravel from the chip seal work on Broad, Fourth, Second, and Grand is scheduled to be swept up Tuesday morning. This work would have been contracted for earlier, however, the less-traveled streets (Second & Fourth) require greater time for the stone to be worked in, and because of mobilization costs, we need to do all the streets on the same day.

- Pilot Industries closed on their land purchase in the Dexter Business and Research Park on Monday the 17th. Ground was broken for their new R&D facility on the 18th and grading and excavation work is now well underway.

- The Department of Public Works schedule of 4, 10-hour days will cease on October 5th. Sidewalk work will continue, however, well into October and possibility November.

- We will again be scheduling our fall vacuum leaf pickup in cooperation with the Village of Chelsea. We will attempt to maximize the amount of vacuum machine time available to make certain the program will once again be improved and expanded.

- The State Treasury Department has denied the P.A. 198 tax abatement for Vicon Supply based on some technical definition regarding what constitutes the "manufacture" of goods. At this point, I am not quite certain as to Vicon's ability for appeal. As you know the Village approved a 5 year, 50% tax abatement for Vicon.

- I will be taking vacation September 26th through October 3rd, returning to work on Thursday, October 4th.

- Village attorney Pete Long and I have completed our review of the proposed CATV renewal of franchise agreement with Clear Cable, and will be meeting with their representative on Tuesday, September 25th, at 10:00 a.m., to further discuss the matter.

- Mr. Blanchard has graciously agreed to provide the Village an easement for the construction of a pedestrian walkway/bike path accross the westernmost 20' of his property North of Dan Hoey, contiguous to the cemetary. If we can produce the funding (approximately \$4,500.00) for this project, we can yet construct it this Fall.

PROPOSAL

James Palenick
Village of Dexter
8140 Main St.
Dexter, Mich. 48130

426-8303

Sept. 4, 1990

Proposal A

Provide and install plant material:

20 Acer saccharum
Sugar Maple, 2-2 1/2" b&b @ \$ 250.00 ea. \$5,000.00

5 Malus floribunda
Japanese Flowering Crabapple, 1 3/4-2"
b&b @ \$187.00 ea. \$ 935.00

Form and pour concrete entry sign, per sketch \$6,540.00

Topsoil and seed lawn in area of new tree plantings ~~\$1,560.00~~

Install low voltage lighting on sign. Owner shall provide 110
power to island. 8 fixtures and transformer with photo cell.
~~\$ 846.00~~

Install cast metal letters on concrete sign, 54 characters
\$2,260.00

Install stacked cobblestone sign base over sandy fill to cover
area of island includes weed control blanket \$1,960.00

Install 25' aluminum flag pole with internal halliard and 5" dia.
butt on concrete footing base. (comercial quality) \$1290.00

Provide 4'x 6' nylon American flag. \$ 89.00

TOTAL ~~\$ 20,480.00~~
\$18, 074.00

DEXTER VILLAGE COUNCIL

REGULAR MEETING

OCTOBER 8, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARINGS

APPROVAL OF MINUTES OF THE SEPTEMBER 24, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. "MILE OF QUARTERS" PROGRAM:
KATHY NESBITT, DEXTER P.T.O.; JAYNE BOYCE, SUBSTANCE
ABUSE TASK FORCE; SHIRLEY BITTERS, DEXTER COMMUNITY
SCHOOLS; MINDY COLBY, "YOUTH-TO-YOUTH".

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. ZONING ORDINANCE AMENDMENT-REMOVAL OF GOVERNMENT OWNED
BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USE
IN RESIDENTIAL DISTRICTS (ON TABLE).

OLD BUSINESS

NEW BUSINESS *"Mile of Quarters"*

1. 1991 CONTRACT WITH WASHTENAW DEVELOPMENT COUNCIL.
2. DEXTER LIONS CLUB REQUEST FOR "ORGANIZATIONAL" BRICK
SALES.
3. ESTABLISH HALLOWEEN "TRICK OR TREAT" HOURS

PRESIDENT'S REPORT

ADJOURNMENT

DEXTER VILLAGE COUNCIL
REGULAR MEETING
OCTOBER 8, 1990
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET
DEXTER, MI 48130

The meeting was called to order by the president at 8:00PM.

ROLL CALL

Present: Ritchie, Genske, Baroni, Gregory, Stacey, Yates

Absent: Walters (Walters entered the meeting at 8:15PM)

APPROVAL OF MINUTES

Moved Ritchie, support Genske to approve the minutes as presented.

Ayes: Ritchie, Genske, Baroni, Gregory, Stacey, Yates.

Nays: None

PRE-ARRANGED CITIZEN PARTICIPATION

Mindy Colby, representing the Youth to Youth Speaker's Bureau at Dexter High School addressed Council requesting approval for a fund raiser to provide for a speaker on substance abuse for middle school students. "A Mile Of Quarters" would be held on October 20, 1990 from 8AM to 5PM in the Village.

APPROVAL OF AGENDA

Moved Ritchie, support Stacey to approve the agenda as amended.

(Copy Attached)

Ayes: Ritchie, Genske, Baroni, Gregory, Stacey, Yates

Nays: None

NON-ARRANGED CITIZEN PARTICIPATION

R. Pniewski, owner of the property at 8065 Forest Avenue, addressed Council making reference and response to letters from the Village, the Village attorney, and his attorney regarding his request to remodel the house at said property to include three living units. Mr. Pniewski also presented his title/abstract for said property.

Trustee Walters entered the meeting at this point.

COMMUNICATIONS

Council received a memo from the Village Manager providing information requested by Council dealing with the feasibility and financial aspects of once a week refuse pick-up.

APPROVAL OF BILLS AND PAYROLL

Moved Ritchie, support Genske to approve bills and payroll costs in the amount of \$73,204.85.

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

REPORTS

Sheriff- Sgt. Rider was present. The September report will be given at the next meeting.

Fire Dept.-No report

Village Manager-Council received the Manager's written report.
(Copy attached)

Moved Stacey, support Baroni to designate the First of America Bank Building, 8123 Main Street, Dexter, MI, as the official meeting place for the Village Council and related committees, commissions and authorities for the remainder of fiscal year 90/91.

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

ORDINANCES AND RESOLUTIONS

1. Zoning Ordinance Amendment-Removal of Government Owned Buildings Language and Addition of Schools as Special Use In Residential Districts. (On Table)

Moved Stacey, support Ritchie to remove the subject from the table.

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

Moved Stacey, support Walters to refer the subject back to the Planning Commission for review and recommendation.

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

OLD BUSINESS

None

NEW BUSINESS

1.A "Mile of Quarters"

Moved Ritchie, support Baroni to approve the Dexter High School request to hold a "Red Ribbon/Mile of Quarters" fund raiser in the Village on October 20, 1990, from 8AM to 5PM.

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

1. 1991 Contract With Washtenaw Development Council

Moved Ritchie, support Genske to approve the contract between the Village and the Washtenaw Development Council for 1991 with the Clerk and President designated signators. (Copy on File)

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

2. Dexter Lions Club Request For "Organizational" Brick Sales

Moved Baroni, support Gregory to refer the subject to the Parks Commission for review and recommendation.

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

3. Establish Halloween "Trick or Treat" Hours

Moved Baroni, support Gregory to establish Halloween "Trick or Treat" hours from 5-7PM on Wednesday October 31, 1990.

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

PRESIDENT'S REPORT

Discussion was held regarding the Village Manager's evaluation. Evaluation forms will be included in the next regular meeting packet to allow council to familiarize themselves with the forms. Discussion was held regarding listing ad hoc committees and their chairperson on regular agendas to prompt action from said committees. Clerk Fisher will research minutes and listing will begin with the next Council agenda.

Information regarding the process for the Village becoming a city will be included in the next packet at the request of the president.

ADJOURNMENT

Moved Genske, support Baroni to adjourn the meeting at 8:45PM

Ayes: Ritchie, Genske, Baroni, Gregory, Walters, Stacey, Yates

Nays: None

Respectfully submitted,



Donna L. Fisher

Village Clerk

Filing Approved 10-22-90

VILLAGE MANAGER'S REPORT - October 8, 1990

- Both the Manager's report, and the meeting agenda, are somewhat brief due to my having been on vacation the last week.

- The necessary documentation for the plan and boundary amendments to the L.D.F.A. has now been fully completed and forwarded on to our Bond Counsel for further efforts in regard to setting up the full \$3.5M financing package for the Phase II infrastructure improvements. I will be meeting with our Bond Counsel and a New York investment Banker on the 15th, to discuss the prospect of selling the entire \$3.5M issue on the strength of the L.D.F.A. tax capture profile without the need for any pledge of "full faith and credit" on the part of the Village.

- The Teamsters contract has been signed by both parties and became effective October 1st. The dental program will be implemented as soon as all documentation and registration materials can be received and completed.

- Having fully reviewed the proposed CATV franchise renewal agreement and ordinance with our attorney and representatives of Clear Cablevision, we are moving forward with the creation of a finalized form, acceptable to both sides, which can be presented to Council for review. The primary areas remaining for consensus are the level of franchise fees due the Village and the length of the contract. The length of the contract could prove to be the most significant obstacle to final approval.

- Bids for construction of the 6" test and 3" observation wells, in preparation for the development of a new well field, are due October 19th. An award of the contract can be made the 22nd, and actual drilling can begin, shortly thereafter. As indicated previously, the complete engineering analysis should be completed in 1990.

- Village D.P.W. crews have completed approximately 1,580 feet of sidewalk replacement this year to-date. They will continue to replace the remaining 720 budgeted feet of sidewalk as weather and scheduling allows until completed. Next week, the D.P.W. will be building and installing some drainage improvements along Central Street west of the Railroad crossing. It will be comprised of the complete installation of an underground system from Third street to Second Street, connecting to the existing underground improvements made at the railroad crossing.

- The vacuum leaf pickup will be scheduled from November 5th through the 14th this year. We have received acknowledgement from the Village of Chelsea that we can utilize the vacuum machine the two week period beginning the 5th. We will advertise the pick-up schedule in the Dexter Leader twice prior to the scheduled pick up dates.

- Detroit Edison has finally relocated its electric poles along Dexter Ann Arbor Road at the intersection of Dan Hoey, so the remaining reconstruction of the intersection and roadway can now be pursued. The flaring and widening of Ann arbor Street and the final wearing course of asphalt on Dan Hoey remain to be completed. Most of the restoration work is done.

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

OCTOBER 8, 1990

PAYROLL COSTS (PAGE 2)	\$ 14,878.02
BILLS DUE (PAGE 3)	38,749.33
INDUSTRIAL PARK FUNDS (PAGE 4)	<u>19,577.50</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u><u>\$ 73,204.85</u></u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - SEPTEMBER 22, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G					
		140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89	140.89
Larry N. Wagner			661.52			106.47	106.47
Lisa Lemble		319.98					
Wurt J. Augustine		179.10		43.21	216.07		
Keith L. Kitchen		121.73			365.19		28.56
Patrick A. McKillen		277.58		69.39		346.97	
Derek R. Wiseley		118.62			355.86		
Thomas C. Desmet						832.96	
Andrea Dorney						506.68	
Edward A. Lobdell						636.40	
Daniel L. Schlaff						152.46	355.74
Larry C. Sebring						57.04	399.28
<u>PAYROLL COSTS - SEPTEMBER 29, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G					
		140.89-R					
James M. Palenick		340.70				140.89	140.89
Larry N. Wagner			314.22				
Lisa Lemble		319.98					
Wurt J. Augsustine				54.02	378.14		
Keith L. Kitchen				60.86	426.05		
Patrick A. McKillen				208.18	346.97		
Derek R. Wiseley		23.72		70.57	379.57		
Thomas C. Desmet						832.96	
Andrea Dorney						506.68	
Edward A. Lobdell						509.12	
Daniel L. Schlaff							406.56
Larry C. Sebring							570.40
TOTAL PAYROLL COSTS		3,686.35	1,086.34	612.70	2,574.32	4,769.52	2,148.79

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Ann Arbor Welding Supply Co.	441-941	48.00					
AT&T	VARIOUS	59.09				41.09	
Barrett Paving Materials Inc	VARIOUS				175.85		
Bisbee Infrared	548-937					240.00	
Boullion Sales, Inc.	441-937	256.41					
Brighton Block & Concrete	474-974				1,420.00		
Bridgewater Lumber	463-740			758.42			
Business Resources, Inc.	172-727	49.06					
Carpenter Hdwr/Lumber	VARIOUS	130.34					20.29
Curtin Matheson Scientific	548-743					165.96	
Detroit Edison							
3676 & 3620 Central	556-920						1,520.68
8360 Huron/770 CWL Lift	548-920					4,657.13	
7982,8014,8140 & 8050 Main	VARIOUS	383.38					
G&M Enterprises	VARIOUS	160.00		707.50	707.50		
Dexter Office Supply	VARIOUS	86.84					24.88
Dexter Pharmacy	441-964	2.28					
Hackney Hardware, Inc.	VARIOUS	68.59		49.93		56.30	15.15
Killins Concrete Co.	463-740				56.94		
Len's Rubbish Removal/9-90	528-816	10,575.19					
Lester Bros.	441-958	147.75					
Madison Electric Co.	548-735					112.12	
Mantek	548-740					394.59	
MCI - 426-8303	172-853	1.25					
MI Bell - 426-4572	548-853					170.89	
Orchard, Hiltz & McCliment	400-825001	1,261.50					
Parts Peddler Auto Supply	VARIOUS	34.58				243.42	3.98
Quality Copy Center	172-727	112.50					
RAM Comm. of MI	441-853	18.50					
Ronald A. Meyer Electric	441-958	250.00					
R.P.M. Excavating	474-974			65.00			
Stacey, Robert	556-937						200.00
Standby Power Inc.	548-937					51.69	
W.C. D.P.W.	548-995					12,962.25	
Washtenaw Development Council	101-815	282.51					
TOTAL BILLS DUE		13,927.77		1,580.85	2,360.29	19,095.44	1,784.98

OCTOBER 8, 1990

DEXTER VILLAGE COUNCIL PROCEEDINGS

<u>PAYEE/EXPLANATION</u>	<u>CODE</u>	<u>CONS'T & ENG. FUND</u>
DETROIT EDISON	251-733-825.010	\$ 693.50
ORCHARD, HILTZ & McCLIMENT, INC	251-733-825.00	1,154.00
ORCHARD, HILTZ & McCLIMENT, INC.	251-733-965.031	<u>17,730.00</u>
	TOTAL BILLS DUE	<u>\$ 19,577.50</u>

DEXTER VILLAGE COUNCIL

REGULAR MEETING

OCTOBER 22, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARINGS

APPROVAL OF MINUTES OF THE OCTOBER 8, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. RITA FISCHER, REPRESENTING THE 1990 "LUMINARIA" PROJECT

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS

AD HOC COMMITTEES

1. JOB DESCRIPTIONS/SALARY SCHEDULES (WALTERS, BARONI, GENSKE)

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

OLD BUSINESS

1. APPROVAL OF CONTRACTS FOR COMPLETION OF BITUMINOUS WALKWAY/BIKE PATH 435' X 8' NORTH OF DAN HOEY ROAD.

NEW BUSINESS

1. REQUEST FOR SPECIAL USE PERMIT TO ALLOW 5 APARTMENTS IN SECOND FLOOR OF TWO COMMERCIAL BUILDINGS; 8124 AND 8128 MAIN; FRANCES HOEY, APPLICANT.
2. AWARD 5-YEAR CONTRACT FOR REMOVAL AND LAND APPLICATION OF SLUDGE.
3. AWARD CONTRACT FOR DRILLING OF POTABLE WATER TEST WELLS.

4. *Luminaria Request*

DEXTER VILLAGE COUNCIL
REGULAR MEETING
OCTOBER 22, 1990
8:00PM
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET
DEXTER, MI

The Meeting was called to order by the president at 8:00pm.

ROLL CALL

Present: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Absent: Genske

APPROVAL OF MINUTES

Moved Stacey, support Baroni to approve the minutes of the October 9, 1990 regular meeting as presented.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

PRE-ARRANGED CITIZEN PARTICIPATION*

1. Rita Fischer, representing the 1990 "Luminaria Project" addressed Council requesting a donation to support the project and permission to use Village extensions on December 24, 1990.

APPROVAL OF AGENDA

Moved Stacey, support Baroni to approve the agenda as amended.
(Copy attached)

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

NON-ARRANGED CITIZEN PARTICIPATION

None

COMMUNICATIONS

The Village received a card of thanks from the Terry Walters family for their floral contribution on the death of Trustee Walters mother.

Mgr. Palenick highlighted figures included in the packet regarding recycling and the saving of 821 trees, 338,180 gallons of water, 2,802 lbs. of air pollutants, 202,902 kilowatt-hour of energy and 321 cubic yards landfill space.

APPROVAL OF BILLS AND PAYROLL COSTS

Moved Ritchie, support Walters to approve bills and payroll costs in the amount of \$77,386.16.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

REPORTS

SHERIFF-Sgt. Rider presented the September sheriff's report. Council praised Deputy Davis for his positive interactions with local business proprietors and their patrons.

FIRE DEPARTMENT-None

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING-Council received written report (Copy attached)
2. PARKS-None

AD HOC COMMITTEES

1. JOB DESCRIPTIONS/SALARY SCHEDULES (WALTERS, BARONI, GENSKE) No report.

VILLAGE MANAGER-Council received written report. (Copy attached) Mgr. Palenick informed Council of the possibility of a meeting with ClearCablevision representatives to discuss a contract.

Moved Baroni, support Gregory to set a special meeting for November 12, 1990, at 7:30 for the purpose of discussing a contract with representatives from ClearCablevision.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

OLD BUSINESS

1. APPROVAL OF CONTRACTS FOR COMPLETION OF BITUMINOUS WALKWAY/BIKE PATH 435'x 8' NORTH OF DAN HOEY ROAD.

Moved Ritchie support Stacey to award the contract for paving the walkway/bike path North of Dan Hoey Road to Michigan Paving Industries of Hamburg for an amount not to exceed \$3,500.00.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

Moved Stacey, support Ritchie to award the contract for excavation and stone work for the walkway/bike path North of Dan Hoey Road to G. and W. Construction of Manchester/Dexter at a cost not to exceed \$1,450.00.

Ayes: Ritchie, Walters, Baroni, Stacey, Yates

Nays: Gregory

NEW BUSINESS

1. REQUEST FOR SPECIAL USE PERMIT TO ALLOW 5 APARTMENTS IN SECOND FLOOR OF TWO COMMERCIAL BUILDINGS; 8124 AND 8128 MAIN; FRANCES HOEY, APPLICANT.

Moved Stacey, support Baroni to accept the planning commission recommendation to approve the request for special use permit to allow construction of five apartments in the C-4 zoning district; 8124 and 8128 Main; Frances Hoey applicant providing a fenced refuse dumpster be placed on a hard surface at the site.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

2. AWARD 5-YEAR CONTRACT FOR REMOVAL AND LAND APPLICATION OF SLUDGE.

Moved Ritchie, support Stacey to accept the recommendation of Manager Palenick and Superintendent Desmet to approve the proposed five year contract for sludge removal and cleaning of the primary digester as written between the Village of Dexter and Enviroland for \$60,100.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

3. AWARD CONTRACT FOR DRILLING OF POTABLE WATER TEST WELLS.

Moved Ritchie, support Stacey to award the contract for the drilling of the potable water test wells on the Hall property on Dexter Ann Arbor Road to Brown Drilling Company for \$26, 630.00.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

4. LUMINARIA PROJECT

Moved Baroni, support Walters to grant the request for a \$150 donation and permission to use the Village extensions on December 24, 1990 for the Luminaria Project.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

PRESIDENT'S REPORT

Loren Yates, making reference to the materials he requested be included in the packet by the Village Manager regarding the Village seeking City status and the Manager's evaluation forms, questioned Council what they would like to do with both issues. After discussion, President Yates appointed the Village Manager's evaluation committee - Yates, Stacey, Fisher Chr.

ADJOURNMENT

Moved Stacey, support Baroni to adjourn the meeting at 8:40PM.

Ayes: Gregory, Ritchie, Walters, Baroni, Stacey, Yates

Nays: None

Respectfully Submitted,



Donna L. Fisher

Village Clerk

Filing Approved-11-13-90

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS
OCTOBER 22, 1990

BILLS DUE (PAGE 2)	\$ 16,112.11
BILLS DUE (PAGE 3)	35,245.89
INDUSTRIAL PARK FUNDS (PAGE 4)	25,976.98
PETTY CASH (PAGE 5)	<u>51.18</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 77,386.16</u>

<u>PAYEE—EXPLANATION</u>	<u>CODE</u>	<u>101 GENERAL</u>	<u>206 FIRE</u>	<u>202 MAJOR ST.</u>	<u>203 LOCAL ST.</u>	<u>590 SEWER</u>	<u>591 WATER</u>
<u>PAYROLL COSTS - OCTOBER 6, 1990</u>							
Sandra J. Egeler		497.40	55.26				
Janet C. Karvel		140.57-G					
		140.58-R					
James M. Palenick				108.25	108.25	140.58	140.58
Larry N. Wagner - S.L.						108.25	108.25
Lisa Lemble		324.14					
Kurt J. Augustine		46.13		46.13	395.99		
Keith L. Kitchen					300.83		
Patrick A. McKillen		138.79		34.69	451.06		
Derek R. Wiseley		503.72					
Thomas C. Desmet						754.16	
Andrea Dorney						527.76	
Edward A. Lobdell						686.72	18.60
Daniel L. Schlaff						53.38	427.10
Larry C. Sebring						126.10	523.01
Donald Dettling - extre help F.D.			246.46				
<u>PAYROLL COSTS - OCTOBER 13, 1990</u>							
Sandra J. Ege.er		497.40	55.26				
Janet C. Karvel		140.57-G					
		140.58-R					
James M. Palenick		433.02		108.25	108.25	140.58	140.58
Larry N. Wagner - S.L.						108.25	108.25
Lisa Lemble		324.14					
Kurt J. Augustine		283.58		165.31	46.13		
Keith L. Kitchen		306.79		102.26			
Patrick A. McKillen		416.37		208.18	69.39		
Derek R. Wiseley		302.23		151.11	50.37		
Thomas C. Desmet						837.96	
Andrea Dorney						527.76	
Edward A. Lobdell						723.92	
Daniel L. Schlaff							533.88
Larry C. Sebring							630.52
Donald Dettling - F.D.			380.08				
Loren Yates - President 10/90		400.85					
Donna Fisher - Clerk/Pl. Comm. Sec.		366.70					
Rita Fischer - Treasurer		150.85					
TOTAL PAYROLL COSTS		5,554.41	727.06	924.18	1,530.27	4,735.42	2,630.77

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

 PAGE 3 OF 5
 BILLS DUE
 DATE OCTOBER 22, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Advanced Drainage Systems	463-740			1,653.75			
Arbour, Philip/expensed to sem.	400-861	40.50					
Barrett Paving Materials	474-974				78.03		
Baxter Healthcare Corp.	556-742						252.43
Business Resources, Inc.	172-727	389.41					
Clark Building Supply	463-740			347.32			
Detroit Edison/St. lighting	448-920	1,916.96					
Dexter Leader	VARIOUS	90.14					
Dexter, Village-8140 Mn-8360 Huron	VARIOUS	49.11				7.10	
Etna Supply Co.	556-937						30.30
F.B. Wright	548-937					460.76	
Grainger, W.W.	556-740						51.54
Gregory Farms/straw	463-740			32.00			
Hach Company	548-743					85.69	
Jones Chemicals	548-742					205.00	
Len's Rubbish/extra fees	528-816	1,622.25					
Long, Clark & Baker	101-803	2,850.00					
Marathon Petro Co.	VARIOUS	684.22				24.26	97.03
MI Bell - 426-8530	441-853	44.66					
MichCon -8360 Huron	548-920					178.36	
" " 8050 Main	301-920	24.11					
MI Dept. Labor/boiler insp.	548-935					12.00	
O'Grady - 10th payment	265-970.010	600.00					
Orchard Hiltz & McCliment	400-825.001	1,283.00					
Price Brothers	VARIOUS	57.35		587.00			
Recycle Ann Arbor	528-816.020	977.22					
TeleDial America	172-727	23.01					
Thomson-Shore/interest pay	VARIOUS					1,550.00	950.00
W.C Sheriff-cont Oct-7&8miles	VARIOUS	16,725.33					
WearGuard	441-740	1,266.05					
TOTAL BILLS DUE		28,643.32		2,620.07	78.03	2,523.17	1,381.30

VILLAGE OF DEXTER - COUNCIL PROCEEDINGS

OCTOBER 22, 1990

PAYEE	CONSTRUCTION & ENG. FUND	WA/SW REPLACEMENT
ANN ARBOR NEWS/CLSSIFIED AD 591-556.000-901.000		96.25
JONES & HENRY ENGINEERS 591-556.000-972.113		560.22
MI Dept of Treasury 251-000.733-965.031	17,820.51	
EARTHWORK ENGINEERS, INC VARIOUS	7,500.00	
	<hr/>	<hr/>
TOTAL BILLS DUE	\$ 25,320.51	\$ 656.47
	<hr/>	<hr/>

DEXTER VILLAGE COUNCIL

OCTOBER 22, 1990

PETTY CASH

ADMINISTRATIVE

Register of deeds, mileage, supplies (Council), etc	101-101-956	\$ 32.54
Postage, supplies, etc.	101-172-856	<u>19.64</u>
TOTAL CASH EXPENDED ALL FUNDS		<u>\$ 51.18</u>

VILLAGE MANAGER'S REPORT - October 22, 1990

- The D.D.A. will be holding a special meeting, Tuesday October 23rd at 7:30 p.m. for the purpose of voting on the final streetscape design plan(s) for the Downtown. The meeting will be held in the upper level, First of America and we are urging full attendance.

- "Doors and Drawers" have closed on Lots # 14 & 15 in the Dexter Business and Research Park and should begin grading work for their 10,000 square foot manufacturing facility within the week.

- The entrance signage for the park should also begin very soon and be completed within a two week period. The trees will be planted following a hard frost subsequent to their latent dormancy.

- Having met with our Bond Counsel and high-level representatives of a well-known investment banking firm, I now feel comfortable that the \$3.5M Bond issue, to finance the Phase II infrastructure improvements for the Industrial Park, can be accomplished without any general obligation pledge from the Village, but rather on the financial strength of the L.D.F.A. alone.

- The deadline for receipt of sealed bids for the drilling of test wells for the Village of Dexter's proposed new potable water well field, was 11:00 a.m. Friday the 19th. A single bid was received. The drilling company submitting said bid is as follows:

Brown Well Drilling of Howell total cost \$26,630.00.

I will have further information at Council meeting regarding recommendation from our engineers as to whether to accept this single bid or to reject it and readvertise the proposed drilling work.

- I am currently finalizing work on a proposed "Loitering" Ordinance which, following our attorney's approval, I will submit to Council for review. Recent incidents in Public lots, parks, and walkways have prompted efforts to research and draft such an ordinance.

- A package of materials detailing the logistics, costs, and benefits associated with the transition from General Law Village to Home Rule City was distributed to all Council members last Friday. Also sent with these materials were an evaluation form, evaluation guideline, and organizational chart to be used in conjunction with the yearly evaluation of the Village Manager. December 1st is the 3rd anniversary of my employment with the Village.

- Work on the pedestrian walkway/bike path connecting Walkabout Creek apartments to the School property to the north, traversing the Blanchard property, was begun this week. The same contractor employed to do the Dan Hoey reconstruction is doing the work, subsequently saving on mobilization costs. The walkway will consist of 435 feet of 8-foot wide asphalt path laid over a natural stone aggregate base. Cost of the project should not exceed \$5,000.00. It was integral to the cost savings of the project to allow the contractor to do the work prior to his demobilizing from the Dan Hoey site.

- D.P.W. work on the central street drainage project has progressed well this week and is materially complete at this writing. Complete restoration shall continue concurrent with other autumn activities, including leaf and brush pickup and sidewalk replacement.

MEMORANDUM

October 18, 1990

To: Dexter Village Council
From: Donna L. Fisher, Adm. Secretary, Planning Commission

The following action took place at the 10/15/90 regular meeting of the Planning Commission -

Request for Special Use Permit to allow construction of five apartments in the C-4 zoning district; 8124 and 8128 Main. Applicant; Frances Hoey.

Moved Hosmer, support Hansen to recommend the Village Council approve the request for special use permit to allow construction of five apartments in the C-4 zoning district; 8124 and 8128 Main; Frances Hoey applicant.

Moved Bishop, support Arbour to amend the motion to include providing a fenced refuse dumpster be placed on a hard surface at the site.

Ayes: Bishop, Arbour, Hansen, Bell, Model, Cousins, Betz

Nays: Hosmer, Waggoner

Motion carried

Vote on the amended motion which now reads-

recommend the Village Council approve the request for special use permit to allow construction of five apartments in the C-4 zoning district; 8124 and 8128 Main; Frances Hoey applicant providing a fenced refuse dumpster be placed on a hard surface at the site.

Ayes: Bishop, Arbour, Hansen, Hosmer, Waggoner, Bell, Model, Cousins, Betz

Nays: None

Motion carried

DEXTER VILLAGE COUNCIL

REGULAR MEETING

NOVEMBER 12, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PRESENTATION/DISCUSSION: CATV FRANCHISE RENEWAL AGREEMENT, CLEAR CABLE INC.

PUBLIC HEARINGS

APPROVAL OF MINUTES OF THE OCTOBER 22, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. SUE MAJOR, DEXTER CO-OP NURSERY: REQUEST TO PLACE SIGNS FOR BAZAAR.
2. SUE MAJOR, DEXTER COMMUNITY BAND: REQUEST TO PLACE SIGNS FOR NOVEMBER 20TH CONCERT.

APPROVAL OF AGENDA

Ord/Res Item 2

NON-ARRANGED CITIZEN PARTICIPATION

NB. Item 2

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS

AD HOC COMMITTEES

1. JOB DESCRIPTIONS/SALARY SCHEDULES (WALTERS, BARONI, GENSKE)

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. LOITERING ORDINANCE-FIRST READING/SET PUBLIC HEARING.
- ~~2. CABLE COMMUNICATIONS FRANCHISE ORDINANCE AND FRANCHISE AGREEMENT.~~

OLD BUSINESS

1. VILLAGE MANAGER PERFORMANCE APPRAISAL/CONTRACT RENEWAL (FISHER, STACEY, YATES)

NEW BUSINESS

DEXTER VILLAGE COUNCIL
REGULAR MEETING
NOVEMBER 12, 1990
8:00PM
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET
DEXTER, MI

The meeting was called to order by the President at 8:00PM.

ROLL CALL

Present: Ritchie, Stacey, Gregory, Baroni, Yates
Absent: Genske, Walters

PUBLIC HEARINGS

None

APPROVAL OF MINUTES

Moved Stacey, support Ritchie to approve the minutes of the October 22, 1990 regular meeting as presented.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates
Nays: None

PRE-ARRANGED CITIZEN PARTICIPATION

1. SUE MAJOR, DEXTER CO-OP NURSERY: REQUEST TO PLACE SIGNS FOR BAZAAR.

Ms. Major made request for approval of the placement of 4 signs to advertize the Dec. 1, 1990 Dexter Co-op Nursery Bazaar.

2. SUE MAJOR, DEXTER COMMUNITY BAND: REQUEST TO PLACE SIGNS FOR NOVEMBER 20TH CONCERT.

Ms. Major made request for approval of the placement of 2 signs to advertise the Nov. 20, 1990, Dexter Community Band Concert.

APPROVAL OF AGENDA

Moved Baroni, support Stacey to approve the agenda as amended.
(Copy attached)

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates
Nays: None

(Item 2 under Ordinances and Resolutions was taken up at this time)

2. CABLE COMMUNICATIONS FRANCHISE ORDINANCE AND FRANCHISE AGREEMENT

Moved Ritchie, support Baroni to adopt the Cable Communications Franchise Ordinance as proposed. (Copy Attached) on file D.F.

Ayes: Ritchie, Gregory, Baroni, Yates, Stacey
Nays: None

Moved Baroni, support Ritchie to direct the Village attorney to proceed with procuring a 10 year contract with 5% revenues per year going to the Village of Dexter with Clear Cablevision.

Ayes: Ritchie, Gregory, Baroni, Yates
Nays: Stacey

M. Rush, 7930 Fifth Street, stating her belief that the original plans for the rerouting of traffic was done when more development was slated for the Huron River Drive area.

(New Business, Item 2 was taken up at this point)

2. Downtown Development Authority Recommendation for Downtown Streetscape Improvement Plan (s)

Moved Baroni, support Stacey to support Plan B and to put the issue on the March 1990 ballot asking the citizens whether or not we should go forward and spend funds to put Plan B into effect.

Ayes: Stacey, Gregory, Baroni, Yates

Nays: Ritchie

The Council took a break at this point - 9:32pm

The meeting reconvened at this point - 9:47pm

COMMUNICATIONS

Council received the quarterly report from the zoning inspector.

APPROVAL OF BILLS AND PAYROLL

Moved Ritchie, support Stacey to approve bills and payroll costs in the amount of \$70,8881.03.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

REPORTS

SHERIFF-Sgt. Rider was present.

FIRE DEPARTMENT-None

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING-None

2. PARKS-Council received written report. (Copy attached)

AD HOC COMMITTEES

1. JOB DESCRIPTIONS/SALARY SCHEDULES (WALTERS, BARONI, GENSKE)

Trustee Baroni will contact Trustee Genske about the possibility of disbanding the committee until a later date and will report to Council next meeting.

VILLAGE MANAGER-Council received written report. (Copy attached)

ORDINANCES AND RESOLUTIONS

1. LOITERING ORDINANCE-FIRST READING/SET PUBLIC HEARING.

Moved Ritchie, support Stacey to set a public hearing for November 26, 1990, at 8PM for the purpose of taking public comment on the proposed Loitering Ordinance.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

OLD BUSINESS

1. VILLAGE MANAGER PERFORMANCE APPRAISAL/CONTRACT RENEWAL (FISHER, STACEY, YATES)

Evaluation forms are due at the Village office by Friday, November 16, 1990.

Moved Ritchie, support Baroni to authorize the Village Manager and the Village Clerk to sign said contract.

Ayes: Ritchie, Gregory, Baroni, Yates

Nays: Stacey

NON-ARRANGED CITIZEN PARTICIPATION

The following citizens addressed the Council -

J. Rush, 7930 Fifth Street, supporting a DDA plan to redesign and upgrade the downtown area in preparation for competition from coming commercial development, but not in support of the extension of Baker Road.

L. Perry, 3576 Central, mentioning his desire to know more about the plans, the traffic problems at Central, his concern for not destroying the park but maybe making the connection from Baker to Central with limited access to the newly done section of Central from Baker to Main.

J. Adams, 7955 Third, speaking in opposition to the extension of Baker Road.

P. Bishop, Chairman of the DDA, introduced Chet Hill, who represented William Johnson and Associates, the firm hired by the Village to draw up streetscape plans for possible downtown development. Mr. Hill presented the two plans recommended to Council by the DDA.

M. Wolcott, 7921 Fifth Street, wishing to elaborate on the traffic studies stating he believed the traffic would go the fastest way and he would question the advisability of faster moving traffic through the downtown area as a business and safety issue.

V. Michael, 3649 Cushing Court, suggesting that maybe Council look at a third plan or perhaps make no change at all.

J. Going, 3255 Central, stating that she does not wish the extension to go in front of her home on Central and that she believes the traffic patterns in the downtown area are not that bad.

I. Schmidt, 3530 Hudson, stating the connection should not be made.

S. Sherrill, 3435 Edison, stating she would not like the park to become an island and that perhaps more work could be done on traffic routing in the Village.

P. Cousins, 7954 Forest Avenue, offering documentation of current as well as previous Master Plans of the Village and their consistent recommendation for the connection of Baker Road to Central Street, the deliberate purchase of the houses on Central by the Village for the purpose of said connection, studies of traffic patterns and counts done by the Washtenaw County Road Commission which document increased and projected increased traffic in the downtown area, his concern for the traffic problems at the Cottage Inn business site and the safety of pedestrians trying to cross the street in that area, and his desire to see Baker Road extended to Central to alleviate these problems.

P. Winkle, 3307 Central Street, stating he believed the commentary on the traffic patterns to be inaccurate and Baker Road should not be extended.

N. Pearson, 3281 Central Street, wishing Council to take a look at funding for a Community Center versus the road reconstruction.

NEW BUSINESS

1. VILLAGE FACILITIES NEEDS; POSSIBLE ACQUISITION OF PROPERTY
AT 3515 BROAD ST.

Moved Baroni, support Ritchie to direct the Village Manager to negotiate the possible purchase of property at 3515 Broad Street.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

Moved Stacey, support Baroni to designate revenues for the sale of lots 22, 23, & 37 in the Dexter Business and Research Park to be used toward the possible purchase of the property at 3515 Broad Street.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

3. WILLIAM JOHNSON & ASSOCIATES REQUEST FOR PAYMENT OF
CONTRACT OVER-RUN.

Moved Stacey, support Baroni to table the subject.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

4. PARKS COMMISSION APPOINTMENTS

Moved Stacey, support Gregory to appoint Mark Wolcott to complete the unexpired term of Elmer Stanfill and Geary Baroni to the seat vacated by Sue Betz.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

5. CO-OP NURSERY REQUEST

Moved Baroni, support Gregory to approve the Co-op Nursery request for approval to post 4 signs for a period of 2 weeks prior to their bazaar.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

6. COMMUNITY BAND REQUEST

Moved Baroni, support Ritchie to approve the Community Band request for approval of the placement of 2 signs in advertisement of their November 20, 1990, concert.

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

Nays: None

PRESIDENT'S REPORT-None

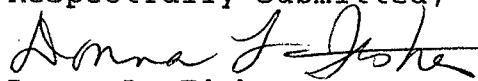
ADJOURNMENT

Moved Stacey, support Baroni to adjourn the meeting at 10:12PM

Ayes: Ritchie, Stacey, Gregory, Baroni, Yates

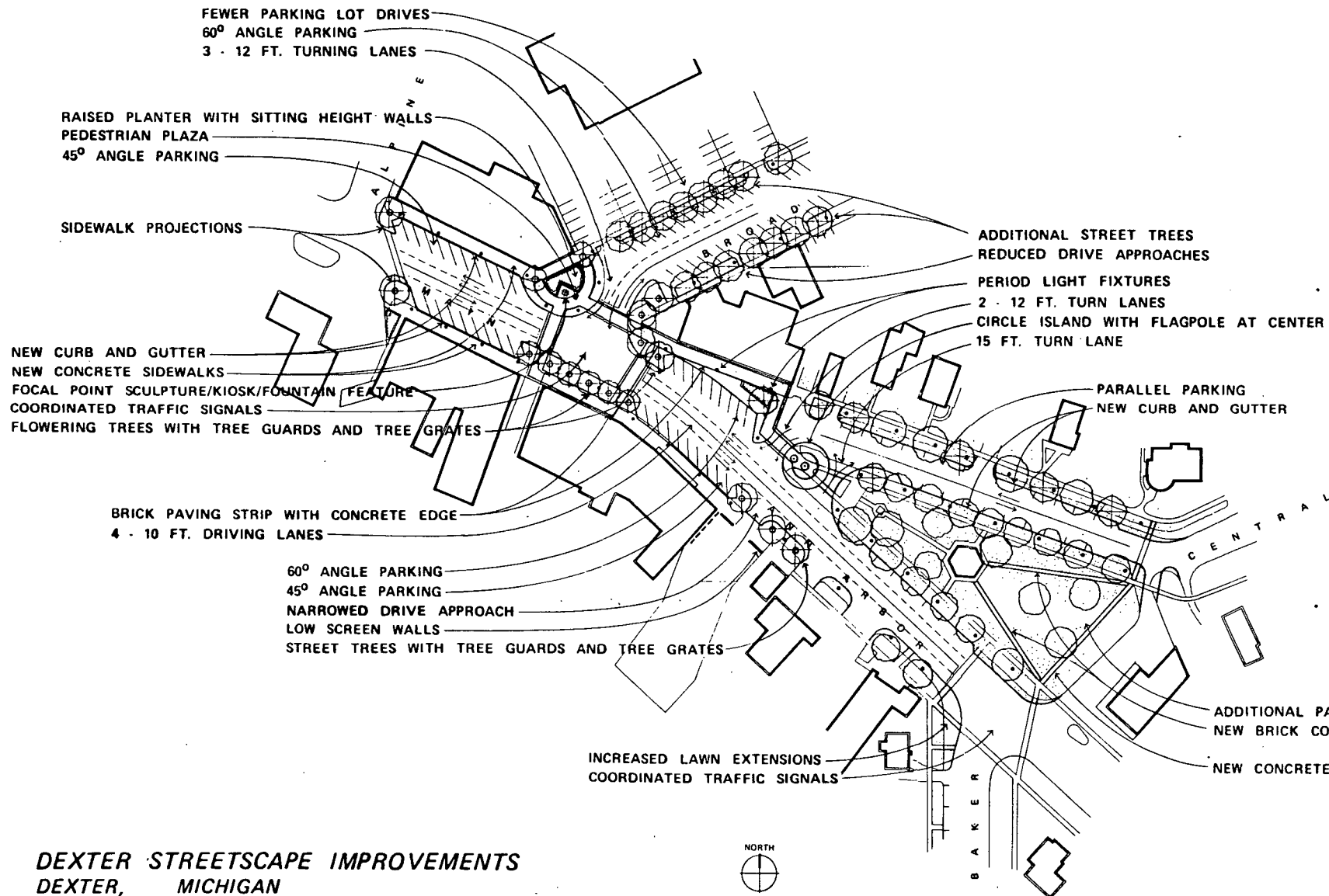
Nays: None

Respectfully submitted,



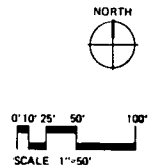
Donna L. Fisher
Village Clerk

Filing Approved 11-27-90



DEXTER STREETSCAPE IMPROVEMENTS DEXTER, MICHIGAN

B CENTRAL STREET REALIGNMENT



WILLIAM J.
JOHNSON
ASSOCIATES
INC.

PLANNING/
LANDSCAPE
ARCHITECTURE/
URBAN DESIGN

444 South Main Street
Ann Arbor, MI 48106-4319
(313) 966-7410
FAX (313) 966-7424

Project Name

Project No.

Date: OCTOBER 28, 1994

Drawn by: CATEL

Revised

Sheet

DEXTER VILLAGE COUNCIL - SUMMARY OF BILLS - NOVEMBER 12, 1990

ADDITIONS & ADDJUSTMENTS

PARTS PEDDLER	591-556	ADJUSTMENT WATER	- 5.01
U.S. POSTAL SERVICE	101-172-727	ADDITIONAL GENERAL	+ \$200.00
U.S. POSTAL SERVICE	590-548-727	ADDITIONAL SEWER	+ 74.80

CONSTRUCTION & ENGINEERING FUND

JACOB KRULL	MOWING IN INDUSTRIAL PARK	251.000-733-935.010	+ \$200.00
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CHANGES ON PAGE 1

BILLS DUE	TOTAL	\$32,481.77
IND. PARK FUNDS	TOTAL	<u>\$14,907.83</u>

GRAND TOTAL = \$70,881.03 FOR APPROVAL

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

NOVEMBER 12, 1990

PAYROLL COSTS (PAGE 2 & 3)	\$ 23,491.43
BILLS DUE (PAGE 4 & 5)	32,211.98
INDUSTRIAL PARK FUNDS (PAGE 6)	<u>14,707.83</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u><u>\$ 70,411.24</u></u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - OCTOBER 20, 1990</u>							
Sandra J. Egeler		497.40	55.26				
Janet C. Karvel		84.34-G					
		84.34-R				84.34	84.34
James M. Palenick		433.02		108.25	108.25	108.25	108.25
Larry N. Wagner - S.L.							
Lisa Lemble		324.14					
Kurt J. Augustine				387.33	174.93		
Keith L. Kitchen				483.10	203.41		
Patrick A. McKillen				451.07	242.88		
Derek R. Wiseley				441.77	189.76		
Thomas C. Desmet						670.36	167.59
Andrea Dorney						527.76	
Edward A. Lobdell						686.72	
Daniel L. Schlaff						26.69	608.16
Larry C. Sebring						63.05	688.37
Donald Dettling			308.08				
<u>PAYROLL COSTS - OCTOBER 27, 1990</u>							
Sandra J. Egeler		497.40	55.26				
Janet C. Karvel		140.57-G					
		140.58-R				140.58	140.58
James M. Palenick		433.02		108.25	108.25	108.25	108.25
Larry N. Wagner - S.L.							
Lisa Lemble		324.14					
Kurt J. Augustine		115.34		92.27	253.74		
Keith L. Kitchen		53.58-R					
		107.17-G		107.17	267.94		
Patrick A. McKillen		283.64-R		141.82	279.76		
Derek R. Wiseley		50.37-R					
		100.74-G		100.74	251.86		
Thomas C. Desmet						754.16	
Andrea Dorney						527.76	
Edward A. Lobdell						742.52	
Daniel L. Schlaff						160.16	373.71
Larry Sebring						189.15	372.06
Donald Dettling			300.37				
PAGE 1 TOTALS		3,669.79	718.97	2,421.77	2,080.78	4,789.75	2,651.31

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - NOVEMBER 3, 1990</u>							
Sandra J. Egeler		386.87	55.26				
Janet C. Karvel		28.11-G					
		140.58				140.58	140.58
James M. Palenick		433.02		108.25	108.25	108.25	108.25
Larry N. Wagner - S.L.							
Lisa M. Lemble		324.14					
Kurt J. Augustine		138.40			230.68		
Keith L. Kitchen		53.58-R			375.11		
Patrick A. McKillen		70.91-R					
		283.64-G			354.56		
Derek R. Wiseley		151.11-R			352.60		
Thomas C. Desmet						649.41	188.54
Andrea Dorney						211.10	
Edward A. Lobdell						686.72	
Daniel L. Schlaff						213.55	348.62
Larry C. Sebring						126.10	406.21
Donald Dettling			236.08				
PAGE 2 TOTALS		2,010.36	291.34	108.25	1,421.20	2,135.71	1,192.20
GRAND TOTAL PAYROLL COSTS PAGES 1 & 2		5,680.15	1,010.31	2,530.02	3,501.98	6,925.46	3,843.51

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
AT&T Info Services	VARIOUS	59.09				41.09	
Baxter Scientific Products	548-743					255.57	
Bridgewater Lumber	463-740			62.20			
Brighton Block & Concrete	474-974				1,079.20		
Cadillac Electric	548-937					182.87	
Captain Clean	548-826					175.00	
Carpenter Hdwr & Lumber	VARIOUS	151.05					11.50
Clark Building Supply Co.	463-740			51.90			
Detroit Edison							
8014,7982,8140,8050 Main	VARIOUS	291.86					
8360 Huron/CW lift-station	548-920						1,568.87
3620 Cnetral/3676 Central	556-920					3,184.46	
D&C Plmubing & Heating Supply	548-935					16.56	
Dexter Historical Society	965.230	150.00					
Dexter Leader	VARIOUS	52.08					
Dexter Mill	VARIOUS	7.00					53.36
Dexter Office Supply	VARIOUS	25.95				18.50	
Dexter, Village of	VARIOUS	8.61				74.72	
Etna Supply Company	VARIOUS						2,865.83
Grainger	556-740						53.25
Hackney Ace Hardware	VARIOUS	83.88		49.93		67.80	56.09
Hearts & Fllowers	101-956	35.20					
Lemble, Lisa/reimb. purchases	400-727	8.00					
Len's Rubbish/extra fees	528-816	3,838.00					
" " /10-90 contract	528-816	10,575.19					
Long, Clark & Baker	101-803	530.00					
MCI	172-853	3.37					
MI Bell - 426-8530	441-853	41.13					
" " - 426-8303	172-853	74.16					
" " - 426-4572	548-853						178.99
MI City Management Axxoc.	172-815	20.00					
MICHcon - 8140 & 8050	VARIOUS	601.91					
" " - 8360 Huron	548-920					480.49	
Palenick, James-mileage expense	172-861	107.75					
Parts Peddler Auto Supply	VARIOUS	202.40				5.01	9.42

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Petoskey Plastics, Inc.	528-740	274.92					
Pezzani & Reid	441-939	13.53					
Price Brothers	548-937					210.00	
Ram Communications of MI	441-853	18.50					
Roto-Rooter Cleaning Service	548-825					760.00	
R.P.M Excavating	463-740			91.00			
S.F. Strong	441-740	42.70					
TELEdial America	172-853	19.96					
Umstead Manufacturing Co.	VARIOUS	40.00				70.00	
Utilities Instrumentation Serv	VARIOUS					2,862.13	
Williams Sewer Service, Inc.	548-826					400.00	
TOTAL BILLS DUE		17,276.24		255.03	1,079.20	8,804.20	4,797.31

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

<u>PAYEE-EXPLANATION</u>	<u>CODE</u>	<u>CONSTRUCTION/ENGINEERING FUND</u>
Arbor Knoll Nursery, Inc./Dworek trees	251.000-733-965.031	\$ 2,055.00
Michigan Paving Industries	251.000-733-965.031	3,375.00
Orchard, Hiltz & McCliment-Parcel Desc.	251.000-733-825.00	189.00
Orchard, Hiltz & McCliment-Dan Hoey (Phase II)	251.000-733-965.031	<u>9,088.83</u>
	TOTAL BILLS DUE	<u>\$ 14,707.83</u>

VILLAGE PARKS COMMISSION

8140 MAIN STREET
DEXTER, MICHIGAN 48130

TO: Council Members

FROM: Jeannette Yates, Parks Commission Chair

SUBJECT: Nov. 8 Meeting

At its Nov. 8 meeting, Parks Commission formally approved the 5-year plan put together by Jean Fuccella. The survey required by the state to go with the plan is complete and will be mailed out this weekend (Nov. 10). The graphics to go with the plan have not been completely finished, but the Parks commissioners felt it would be best for Council to begin studying the plan and familiarizing themselves with the plan's general concepts as soon as possible, as time is a crucial element. In order to qualify for grants, the plan must be into the state office by early January. When the results of the survey are in, there will of course be some minor changes made in the wording of the plan.

Parks Commission also passed a motion formally recommending that Council approve of the plans for Peace Park. These plans were drawn up by Chet Hill and show development of the Park in several stages.

The issue of whether or not the inscribing of bricks in Monument Park should be opened up to those other than individuals and families was discussed at length. It was decided to invite two Lions to our January meeting to discuss this with the Commission.

A letter written by Ray Dhue of the Dexter Kiwanis Club to Loren Yates was read. The letter deals with Kiwanis wanting to build an open-air amphitheater with year-round seating in Warrior Creek Park. Parks Commission will continue discussion of this issue at their next meeting.

Due to Christmas, the Parks Commission will hold its next meeting on Thursday, December 13. In January, we will resume our regular schedule of meeting on the fourth Thursday of the month.

VILLAGE MANAGER'S REPORT - November 12, 1990

- We have received a proposed contract for law enforcement services for calendar year 1991 from the Washtenaw County Sheriff's Department. The proposed contract cost for maintaining 3.5 deputies is \$189,084 plus \$.33 per mile driven. That represents a \$7,150.00 (or 3.9%) increase over the calendar year 1990 rate of \$181,934. There remain a few "language" concerns I need to work out with the Sheriff's representative, However, I hope to bring the contract to Council for possible approval at the November 26th regular meeting.

- Door Controls International has submitted an Industrial Facilities Exemption (P.A.198) tax abatement request for its new manufacturing facility. A public hearing will be held and a resolution addressed at the November 26th regular meeting.

- The contract with Brown Well Drilling of Howell for the potable water test wells has been signed and returned. Following the staking of the test well location, the wells will be drilled and pumping test completed. We anticipate the capacity and contaminant analysis will be completed before the end of the year. I have been informed in discussion with the property owner and easement grantor, that the large quantity of tires stored near the proposed well field site are in the process of being removed and trucked out of state. 50,000 tires have been shipped to date and the complete remainder should be gone by June 1, 1991. This should eliminate the major obstacle to possible Public Health Department approval of the site.

- The vacuum leaf pickup is underway and proceeding smoothly and efficiently. Participation again seems to be greater than last year and we anticipate surpassing the 235 cubic yards of compacted leaves collected last year. We are noticing less burning and less recyclable-bag usage and more reliance on the vacuum pickup; which is very positive from an environmental standpoint and very much in keeping with the original objectives of the program. I will provide final results in the next written manager's report.

- The walkway connecting the Walkabout Creek Apartment Development and Dan Hoey Road to the School yards was completed slightly below approved cost and immediately began accommodating brisk usage.

- The reconstruction of Easterly Dan Hoey Road and realignment and expansion of its intersection with Dexter Ann Arbor Road is now virtually complete, except for striping and signage. Following the placement of such safety features, the road will be fully opened to traffic. Some final restoration will be completed in the early spring.

- The landscaping along the entrance to Bishop Circle and in the traffic island therein is now complete, and the entrance signage, plaques and flagpole are being installed at this writing. Within the week the complete project should be complete.

- The 10 coniferous trees (8 - 10 feet tall) to be planted in the Dworek property at the intersection of Dan Hoey and Dexter-Ann Arbor Road; as per the easement settlement agreement, have been emplaced at a total cost of \$2,055.00. The trees were purchased from Arbor Knoll Nursery, whose discounted prices proved significantly lower than the other four local landscape nurseries surveyed. The Dworeks have indicated their satisfaction with the size, quality, and placement of the trees. This completes all Village obligations as to right-of-way requirements for this project.

- The structuring and placement of the \$3.5 million bond issue through the L.D.F.A. for financing of next years Phase II infrastructure improvements for the Dexter Business and Research Park continues to move forward smoothly. I have been meeting with our Bond Counsel, underwriters, and other financial market players to establish whether the issue will be a "competitive" or "negotiated" placement; involve insurance; require a possible rating; and/or need other credit enhancement such as a bank letter of credit. We anticipate the bonds can be issued and sold by early spring 1991 so that construction can begin as soon as weather allows.

- To further clarify a topic of some interest, that being the construction of a possible Baker/Central connector street, it should be noted that the approved Local Development Finance Authority Development and Tax Increment Finance Plan includes financing within the proposed \$3.5 million Bond issue for construction of the connector road. No additional financing would be necessary --all revenues for the repayment of debt service on the \$3.5M issue would come exclusively from captured property tax revenues in the Industrial Park and land sales.

We, the undersigned citizens of Dexter, Michigan, do
NOT want Baker Road joined to Central Street.

	NAME	ADDRESS	PHONE
5-5-90	Joseph E. Samorsky	3276 Central Street	426-4252
5-8-90	Norma J. Pearson	3281 Central	426-5014
5-8-90	Judith S. Deleo	2873 Baker Rd	426-2310
5-8-90	Henry & Mary Unrath	2861 Baker Rd	426-8744
5-11-90	Fifth Shoop	3276 Broad St	426-8382
5/11/90	Donald F. Shoop	3276 Broad St.	426-8382
5/11/90	Grace Augustine	2937 Baker Rd	426-8155
5/11/90	Debbie Henes	8029 Huron St.	426-0332
6/4/90	Heidi J. Schmidt	3530 Hudson St.	426-4055
6/6/90	Sandra S. Miller	8025 Fifth	426-8926
6/10/90	Angela & Bee	7660 Grand	426-8089
1/10/90	Barbara C. Hill	7660 Grand	426-8069
8/7/90	Ellsworth C. Henes	2901 Baker Rd	426-8380
8/7/90	Alan E. Henry	7425 Ann Arbor Rd	426-5424
8/7/90	Thomas C. Milby	2913 - Baker Road	426-2709
8/7/90	Elaine & Melvin	2913 Baker	426-2709
8/14/90	Kathryn McKillen	8030 Huron	426-3814
8/14/90	Margaret A. Henry	7820 3rd	426-4346
8/14/90	Lawrence Henes	7820 - 3rd	426-4346
8/14/90	Patricia L. Pudduck	7500 Forest	426-8952

* indicates having signed also The petition stating
 "We, the undersigned citizens of Dexter, Michigan do not
 want Baker Rd joined to Central St."

D = Residents of Dexter Village

We, the undersigned, would like to see the newly acquired
 village property by Cottage Inn used to extend the park

NAME	ADDRESS	PHONE
D Sylvia Davidson	3434 Edison	426-3204
* Ethel Samuelson	2025 Baker	426-8298
Harold Samuelson	2025 Baker	426-8298
Don Lemingway	7810 5th	426-8260
DT J Spencer	3321 Edison	426-2096
D Brook Spencer	3321 Edison	426-2096
D Bob Jara	7830 A ² St	426-2559
D Anne Jara	7830 A ² St	426-2559
* Martha A Gregg	7850 5th	426-4988
* Mark Gregg	7850 5th	426-4988
D Pat Wall	7831 4th	426-2394
D David Wall	7831 4th	426-2394
D Russ Brewster	7872 A ² St	426-4049
D Barb Brewster	7872 A ² St	426-4049
D Elsie Buttz	7861 A ² St	426-8383
D Alvina Layton	7871 G.A. St.	426-8688
D Lloyd Layton	"	"
D Susan T. Jurewicz	7915 Ann Arbor St #2	"
D Helen Kauselman	7755 Forest	426-8128
D Clarence Kauselman	7755 Forest	" "
* James D. Shuill	3435 Edison St	426-8595

D before name indicates Dexter Village Residents

We the undersigned, would like to see the newly acquired village property by the Cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Jereva Christensen	9215 McGregor, Pinckney	426-3510
Berna R. Brest	21410 Waterloo Rd.	475-8100
Verena Brodbeck	9215 McGregor Pinckney	426-3510
D Michele Johnson	7715 Forest	426-2033
D Pat Knapp	7550 Grand	426-4125
D Lee Knapp	7550 Grand	426-4125
Michael Coval	7838 West Huron river	426-4174
Julie Coval	" "	" "
Penona Deveni	8465 Dexter-Chelsea	426-4771
Dard A Cyon	3615 CUSHING COURT	426-8042
Elizabeth Harren	5919 Willowbridged Rd. Ypsilanti	487-5381
C. H. Anne Herrmann	7840 4th St.	426-2600
D Martha M. Ungley	7840 4th St, Dexter	426-2600
D Anne Stocks	3333 Edison, Dexter	426-8414
D Florence J. Harrison	3360 Edison, Dexter	426-8399
D Nada Coval	7812 Fourth St.	426- 7227
Alanna Miller	8471 Sully	426-8980
Paul Coval		
D Wendy Sherrill	3435 Edison	426-8595
D Karry Purdy	3435 Edison	426-8595

We, the undersigned would like to see the newly acquired village property by Cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Alfred J. Renzio	4801 Miller Rd	994 3292
John A. Bell	13700 RAKER	
Gayne W. Mann	3060 BAKER	426-4550
John B. Man	2700 N. Parker	426-4039
H. J. Jupp	" "	" "
C. Clark-Wyatt	7615 Huron River	426-3065
F. Knapp	3125 Kensington	426-5360
Barbara Regis Knapp	8033 W. Huron River Dr.	426-2390
Kathy Arnold	8033 W. Huron River Dr.	426-2390
William S. Arnold	2975 Wyfield Dr. Dayton	426-3198
Wanda L. Koch	2975 Wyfield Dr. Dayton	426-3198
D. Koch	6655 Jackson #222	996-0304
Rosemary Koch	8835 McGregor	426-3289
Toni O'Haver	1950 Baker Rd.	426-4509
Tinnie O'Haver	2367 Weber	426-4492
Norme Schutz	5731 Dexter Pinckney	426-5573
Dave Coval	7838 Huron River Drive	426-4174
Wendi LaRoe	4740 Dexter-Pinckney Rd.	426-2084

We the under signed would like to see the newly acquired village property by cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Ann Hollander Christie E. Hallock Kathleen York Inese Steenaway Steve Pastorkin EMILY S. ELLIOTT John Widmayer Linda Wips Wibie Kelly Michael A. Kelly Vilma Whelan Charles R. Huff Cory W. Street Dany Betty J. Kusab Jim Devie Carol Cyran Maria Brigham Dr. Brigham Rupert M. Leifer Dore S. Furman	Bellevue Mich 222 W. Capital Bellevue, MI 49021 Dexter 3473 Recreation Dr. Piquette 8155 Huron ST DEX. 716 THOMAS CT. AA Dexter 9138 Norwood Ct Dexter 6872 W. Huron River Pk. 6872 W. Huron River Dr 3836 N. Territorial Whitman Lake 2353 N. Parker 21410 WATERLOO RD. 9215 MCGREGOR 1711 Maryfield, Ann Arbor 8465 DEXTER chelan 3615 Cushing Court, Dexter 5199 Webster Ch Rd 5199 Webster Ch Rd. 1980 ANN ARBOR ST. 7915 ANN ARBOR ST #2	763 3484 663-2685 996-3925 426-8828 426-2186 426-3699 426-3699 662-0685 426-4897 4175. 8100 426-3510 663-0437 426-4971 426-8042 426-4891 426-4882 426-2681 NO PHONE

We the undersigned, would like to see the newly aquired village property by the Cottage Inn used to extend the park.

NAME	ADDRESS	PHONE
Timm Rhoads Timm Rhoads	7691 Ann Arbor St	426-8820
Pat Coval	7691 42 Rd	426-8820
Lenora LaRoe	7838 Union Grove Route	426-4174
Ellen Birch	4740 Dexter Pinckney ^{Dexter}	426-9084
Francis York	3558 Central	426-8615
Phyllis E. Mulligan (3530 Edison Property)	7415 Wael of Dexter	426-8263
Sharon Wheeler	11205 Tomard.	449-2246
see Messner	4390 Crestline	878-3530
Robert W. Se	3101 Forshee, Dexter	426-3542
Al R...	6865 Joy Rd Dex.	426-8251
J Ludwig	6655 Jackson Rd	426-8581
Phyllis Windmayer	4809 Dexter Pinckney Rd	665 9784
Barb Zelazny	5351 Dexter Rd Ann Arbor	426-8828
JK Wynn	9138 Horseshoe Ct.	426-2186
Judy L. Mulsall	31453 Roubyn G.C.	522-6005
George H. Martin	3836 W N Territorial	6620685
Bethany Lee	2236 Dexter Ave, #202	662-2719
Dee De	" " " "	" " "
Jeanne Hoff	2353 N. Parka	426-4847
*D. Sue Shuman	3435 Edison	426-8535

We, the undersigned citizens of Dexter, Michigan, do
 Not want Baker Road joined to Central Street.

NAME	ADDRESS	PHONE
Garin Berg	3355 DOVER	426-2094
Jerry Bussey	3355 DOVER	426-2094
Lue Scheile	3435 Edison	426-8585
Shirley L. Johnson	7646 Grand	426-8540
Doris Myers	3272 Dover	426-8453
Matha Gregg	7850 Fifth	426-4988
Renee Toran	7830 Ann Arbor St	426-5393
Mark Gregg	7850 5th St	426-4988
Carol S. Donaldson	7830 5th Street	426-2312
Andrew P. Janku	7759 Ann Arbor St.	426-4153 426-3885
Carol M. White	7721 Ann Arbor St.	426-8173
Tyner Rhodes	7691 Ann Arbor St	426-8820
Ann S. Rhodes	7691 Ann Arbor St	426-8820
Pat Couper	7648 Forest St	426-4765
Gunda King	7565 Ann Arbor Rd.	426-5784
Thomas Wall	7438 Wall Ct	426-4740
George L. Stecker	7428 Wall Ct	426-8123
Sophia F. Stecker	7428 Wall Ct	426-8123
Kathy York	7415 Wall Ct	426-8263
John Wall	7427 Wall Court	426-8618
Mike McKillen	7439 Wall Ct	426-4204
Paul E. Yuttl	7414 Wall Ct	426-8398
James Sherrell	3435 EDISON	426-8593
Jon Rush	7930 5th St	426-4300
Mary Rush	7930 5th St	426-4300
Sharon E. Sutton	8071 Main St	-2665

May1, 1990

We, the undersigned citizens of Dexter, Michigan, do NOT want Baker Road to be joined with Central Street.

NAME	ADDRESS	PHONE
Dorothy Fleming	3325 Dover St	426-8424
Arleen Crocker	3616 Edison	426-8459
Melinda Glens	7951 4 TH	426-3298
John Mulligan	3348 Central	426-3347
Dorothy M. Henderson	3338 Central	426-4451
Jim McCormick	3379 Central	426-3886
Matt McCormack	3379 Central	426-5886
Janet Hays	3338 Central	426-4451
Don Reed	3355 Central	426-8392
Sandra Palmer	3321 Central	426-3712
Wm. Palmer	3321 Central	426-3712
Tom Palmer	3319 "	426-4595
Kathleen Palmer	3319 Central	" "
Bearm	3281 Central	426-5014
Eddie Hoising	3255 Central	426-3743
Janet M. Hoising	3255 Central	426-3743
Harriet E. Sage	3255 Central	426-4439
Charles R Van Aken	3268 Central	426-4958
Rosemary Van Aken	3268 Central	426-4958
Margie Van Hooser	3276 Central	426-2877
Pat Van Hooser	3276 Central	(426-2877)
Noreen Wolcott	7921 Fifth St.	426-8888
Art Wolcott	7921 Fifth St.	426-8888
James K. Wheeler	3336 Dover	426-8771
Lonnie Moore	3360 Dover	426-2372
Philip J. Auburn	3360 Dover	426-2372

We, the undersigned citizens of Dexter, Michigan, do NOT want Baker Road joined to Central Street.

NAME	ADDRESS	PHONE
Francis Horshee	3145 Kensington	426-5254
Frances York	7415 Wall Ct.	426-8263
Helen Arnold	7541 A.A. St	426-5137
Bob Murphy	7905 Fourth	426-3810
Lee Smith	7725 Third St	426-4982
Ellen Birch	3558 Central St	426-8615
Lulla Clark	3455 Inverness	426-8132
Eena Lantz	8029 -5th	426-4101
Ruth A. Lantz		
- Earl Steeb	3025 N. Zeeb	426-3512
- Lois Steeb	3825 N. Zeeb Rd	426-3512
- Jody Johnson	4115 Kinghill Dr.	426-8984
Jessie Blumberg	8142 Janss	426-8434
John C. Lamm	8580 Fourth St.	426-8142
Julia L. Lamm	7590 Fourth St.	426-8142
Gladya M. Alttling	7929 3rd St Dexter	426-3247
Richard E. Alttling	7929 3rd St Dexter	426-3247
Mary J. Milligan	3512 Central St	426-3098
A.R. OUF	3512 Central St	426-3498
William Stybe	7250 DAN HOEY	426-8368

May 25, 1990

WE, THE UNDERSIGNED CITIZENS OF DEXTER, MICHIGAN, DO NOT WANT
BAKER ROAD TO BE JOINED WITH CENTRAL STREET.

NAME

ADDRESS

PHONE

Lois A K Brady

7910 Third Dexter

426-3595

Neal A. Brady

11

11

Norma Lessor

7632 Second Dexter

426-8880

Lenore Johnnie Whitst

7628 Second Dexter

426-8685

Andrea French

7625 Second Dexter

426-8306

Vecto Michael

3649 Cushing

426-5146

V. B Michael

3649 Cushing

426-5146

Gene' Dolias

3664 Cushing Ct

426-4706

Mary Jo Carr

3550 Cushing Ct.

426-4045

Collette Knake

7514 3rd

426-2078

Laura Carey

2264 Baker Rd. Dexter

426-2601

George E. Baroni

7618 Colwood

426-8314

Village Of Dexter
WASHTENAW COUNTY
MICHIGAN

CABLE COMMUNICATIONS FRANCHISE ORDINANCE

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Village Of Dexter
WASHTENAW COUNTY
MICHIGAN

ORDINANCE NO. _____

(Cable Communications Franchise Ordinance)

AN ORDINANCE ESTABLISHING A POLICY CONCERNING CABLE COMMUNICATIONS; TO ESTABLISH FRANCHISE PROCEDURES AND STANDARDS WHICH ENCOURAGE THE GROWTH AND DEVELOPMENT OF CABLE SYSTEMS AND ASSURE THAT CABLE SYSTEMS ARE RESPONSIVE TO THE NEEDS AND INTERESTS OF THE VILLAGE; TO ESTABLISH GUIDELINES WITH RESPECT TO THE REGULATION OF CABLE SYSTEMS; TO ASSURE THAT CABLE COMMUNICATIONS PROVIDE AND ARE ENCOURAGED TO PROVIDE THE WIDEST POSSIBLE DIVERSITY OF INFORMATION SOURCES AND SERVICES TO THE PUBLIC; TO ESTABLISH AN ORDERLY PROCEDURE TO GRANT AND RENEW FRANCHISES; TO PROMOTE COMPETITION IN CABLE COMMUNICATIONS AND MINIMIZE UNNECESSARY REGULATION THAT WOULD IMPOSE AN UNDUE ECONOMIC BURDEN ON CABLE SYSTEMS; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE.

Village Of Dexter
WASHTENAW COUNTY, MICHIGAN ORDAINS:

Section 1. SHORT TITLE.

This ordinance shall be known and may be cited as The Dexter Village Cable Communications Franchise Ordinance.

Section 2. DEFINITIONS.

For the purpose of this Ordinance, the following terms, phrases, words and their derivations shall have the meaning given herein unless the context clearly indicates that a different meaning is intended. The word shall is always mandatory and not merely directory.

- 1) "Activated Channels" means those channels engineered at the head-end of the cable system for the provision of services generally available to residential subscribers of the cable system, regardless of whether such services actually are provided, including any channel designated for public, educational, or governmental use.
- 2) "Affiliate" when used in relation to any person, means another person who owns or controls, is owned or controlled by, or is under common ownership or control, with such person.
- 3) "Basic Cable Service" means any service tier which includes the retransmission of local television broadcast signals.
- 4) "Cable Channel" or "Channel" means a portion of the electromagnetic frequency spectrum which is used in a cable system and which is capable of delivering a television channel (as television channel is defined by the Federal Communications Commission by regulation).
- 5) "Cable Operator" means any person or group of persons (A) who provides cable service over a cable system and directly or through one or more affiliates owns a significant interest in such cable system, or (B) who otherwise controls or is responsible for, through any arrangement, the management and operation of such a cable system.

6) "Cable Service" means (A) the one-way transmission to subscribers of video programming, or other programming service, and (B) subscriber interaction, if any, which is required for the selection of such video programming or other programming service.

7) "Cable System," "Community Antenna Television System," "CATV," shall mean a facility, consisting of a set of closed transmission paths and associated signal generation, reception, and control equipment that is designed to provide cable service which includes video programming and which is provided to multiple subscribers within the Village, but does not include:

A) Exclusion - Retransmission of TV signal. A facility that serves only to retransmit the television signals of one or more television broadcast stations.

B) Exclusion - Multiple Unit Dwelling. A facility that serves only subscribers in one or more multiple unit dwellings under common ownership, control, or management, unless such facility or facilities use any public right-of-way.

C) Exclusion - Common Carrier. A facility of a common carrier which is subject in whole or in part to the provisions of Title II of the Communications Act of 1934, except that such facility shall be considered a cable system to the extent such facility is used in the transmission of video programming directly to subscribers.

D) Exclusion - Electric Utility. Any facilities of any electric utility used solely for operating its electric utility system.

8) "Commercial Use" means the provision of video programming, whether or not for profit.

9) "Commercially Impracticable" with respect to any requirement applicable to a cable operator, that it is commercially impracticable for the cable operator to comply with such requirement as a result of a change in conditions which is beyond the control of the cable operator and the nonoccurrence of which was a basic assumption on which the requirement was based.

10) "FCC" means the Federal Communications Commission, Washington, D.C.

11) "Franchise" means an initial authorization, or renewal thereof, issued by a franchising authority, whether such authorization is designated as a franchise, permit, license, resolution, contract, certificate, agreement, or otherwise, which authorizes the construction or operation of a cable system.

12) "Franchise Expiration" means the date of the expiration of the term of the franchise, as provided under the franchise agreement.

13) "Franchise Fee" means the fee to be paid by a cable operator pursuant to Section 9 of this Ordinance and includes any tax, fee, or assessment of any kind imposed by the Village on a cable operator or cable subscriber, or both, solely because of their status as such. The term does not include:

- A) Any tax, fee, or assessment of general applicability (including any such tax, fee, or assessment imposed on both utilities and cable operators or their services but not including a tax, fee, or assessment which is unduly discriminatory against cable operators or cable subscribers);
- B) Capital costs which are required by the franchise to be incurred by the cable operator for public, educational, or governmental access facilities;
- C) Requirements or charges incidental to the awarding or enforcing of the franchise, including payments for bonds, security funds, letters of credit, insurance, indemnification, penalties, or liquidated damages.
- D) Any fee imposed under title 17, United States Code.
- 14) "Franchising Authority" means any governmental entity empowered by Federal, State, or local law to grant a franchise.
- 15) "Gross Revenues" unless otherwise provided by Federal or State law, means the total revenues received by the cable operator from all cable services in the Village being subject to this Ordinance and includes all forms of consideration such as initial lump sum payments or connection charges, advertising and security services, but does not include any taxes on services furnished by the cable operator imposed directly on any subscriber by any Federal, State or other governmental unit and collected by the cable operator on behalf of said unit.
- 16) "Institutional Network" means a communication network which is constructed or operated by the cable operator and which is generally available only to subscribers who are not residential subscribers.
- 17) "Other Programming Service" means information that a cable operator makes available to all subscribers generally.
- 18) "Person" means an individual, partnership, limited partnership, association, joint stock company, trust, corporation, or governmental entity.
- 19) "Public, Educational, or Governmental Access Facilities" means (A) channel capacity designated for public, educational, or governmental use, and (B) facilities and equipment for the use of such capacity.
- 20) "Service Tier" means a category of cable service or other services provided by a cable operator and for which a separate rate is charged by the cable operator.
- 21) "State" means the State of Michigan or political subdivision or agency thereof.
- 22) "Street" means streets, avenues, highways, boulevards, concourses, driveways, bridges, tunnels, parks, parkways, waterways, alleys, all other public rights-of-way, and public grounds or waters within or belonging to the Village being subject to this Ordinance.
- 23) "Village" means the Village of Dexter.
- 24) "Video Programming" means programming provided by, or generally considered comparable to programming provided by, a television broadcast station.

Section 3. GENERAL FRANCHISE REQUIREMENTS.

1) Purposes. The purposes of this Ordinance are:

A) Growth, Development, Needs. Establish franchise procedures and standards which encourage the growth and development of cable systems and which assure that cable systems subject to this Ordinance are responsive to the needs and interests of the Village.

B) Regulation of Cable Systems. Establish guidelines for the exercise of Village authority with respect to the regulation of cable systems.

C) Diversity of Information and Services. Assure that cable communications subject to this Ordinance provide and are encouraged to provide the widest possible diversity of information sources and services to the public.

D) Renewals. Establish an orderly procedure for franchise renewal.

2) Franchise Required. A cable operator shall not provide cable service in the Village without a franchise granted pursuant to this Ordinance.

3) Annexations. In the event that any new territory is annexed to the Village, then the following shall govern the cable TV systems:

A) If the annexing territory has a cable TV franchise granted to one or more franchisees, then those franchises shall continue to exist in their defined territories. However, this Ordinance shall govern the franchisees as of the effective date of the annexation, and the rights of the original franchise grantor shall enure to the benefit of the Village.

B) In the event that the annexing territory is contiguous to only one franchise area within the Village and the annexing territory does not have an existing cable TV franchise, then the territory shall be added to the franchise area of the existing contiguous franchise.

C) In the event that the annexing territory is contiguous to two or more franchise areas and the annexing territory does not have an existing cable TV franchise, then the Village shall hold a public hearing to determine how and to which franchise the territory shall be allocated.

4) Joint Administration. The Council may enter into contractual undertakings or agreements with other franchising authorities for the joint administration of a franchise; share the costs and responsibilities with other franchising authorities; transfer, or accept, functions or responsibilities from or to other franchising authorities upon the consent of each franchising authority involved.

5) Nonexclusive. Franchises granted pursuant to this Ordinance shall be nonexclusive and shall not affect the right of the Village to grant to any other cable operator a franchise to occupy and use the streets or any part thereof for the construction, operation, and maintenance of a cable service within the Village. The cable operator shall not take a legal position contesting the Council's right to authorize such use of the streets or any part thereof. The

Council shall give an existing franchise cable operator no less than four (4) weeks notice of the date of hearing on an application for a franchise and provide such cable operator an opportunity to appear and be heard before the Council, before the Council acts on said application.

6) **Rights-of-Way.** A franchise granted pursuant to this Ordinance shall authorize the construction of a cable system over public rights-of-way and through easements which are within the area to be serviced by the cable system and which have been dedicated for compatible uses, except that in using such easements the cable operator shall ensure --

A) **Safety, Appearance.** The safety, functioning and appearance of the property and the convenience and safety of other persons shall not be adversely affected by the installation, maintenance, or construction of facilities necessary for a cable system.

B) **Distribution of Expense.** The cost of the installation, construction, operation, maintenance, or removal of such facilities shall be borne by the cable operator or subscriber, or a combination of both.

C) **Just Compensation.** The owner of the property shall be justly compensated by the cable operator for any damages caused by the installation, construction, operation, maintenance, or removal of such by the cable operator.

D) **Minimum Interference.** All transmission and distribution structures, lines, and equipment erected by the cable operator, within the Village, shall be so located as to cause minimum interference with the proper use of streets, alleys, and other public ways and public places, and to cause minimum interference with the rights and reasonable convenience of property owners who adjoin any of the said streets, alleys, or public ways and public places.

E) **Damage to Public Property.** In case of disturbances of any street, sidewalk, alley, public way, paved area or other public way, the cable operator shall, at its own cost and in a manner approved by the Council or its representative(s), replace and restore such street, sidewalk, alley, public way, paved area or other public way in as good a condition as existed before such disturbance.

F) **Relocation of Equipment and Materials.** If at any time during the period of a franchise granted pursuant to this Ordinance, the Village shall lawfully elect to alter or change the grade of any street, sidewalk, alley, or other public way, the cable operator, upon reasonable notice by the Village, shall remove or relocate its poles, wires, cables, underground conduits, manholes, and other fixtures at its own expense.

G) **Interference with Travel.** Any poles or other fixtures placed in any public way by the cable operator shall be placed in such a manner so as not to endanger persons or property and so as not to interfere with the usual travel on such public way.

H) **Engineering Standards, FCC Specifications.** All of the cable operator's plant and equipment, including but not limited to the antenna site, head-ends and distribution system, towers, house connections, structures, poles, wires, cables, coaxial cables, fixtures, and appurtenances shall be installed, located,

erected, constructed, reconstructed, replaced, removed, repaired, maintained, and operated in accordance with good engineering practices and meet all relevant specifications of the FCC, Federal, State and local law.

I) Rights of Permit Holders. The cable operator shall, at the request of any private party holding an appropriate permit issued by the Village, temporarily raise or lower its lines to permit the moving of any building or other structure, and the actual expense of such shall be paid by the party so requesting. The cable operator may require that such expense be paid before its raising or lowering its lines.

7) Discrimination Based on Income. The Village shall require that access to cable service is not denied to any group of potential residential cable subscribers because of the income of the residents of the local area in which such group resides. The cable operator may, however, refuse to provide service to any subscriber or potential subscriber who has not paid the applicable rates and charges for service.

8) Discrimination, Hearing Impaired. The Village has the authority to prohibit the cable operator from discriminating among customers of the basic cable service on grounds of race, color, religion, national origin, age or sex. The Village may require and regulate the installation or rental of equipment which facilitates the reception of basic cable service by hearing impaired individuals.

9) Permits, Licenses. A franchise granted pursuant to this Ordinance does not take the place of any other franchise, license, or permit which may be required by Federal, State or local law.

10) Federal, State Law. Any franchise, renewal thereof, or transfer of an existing franchise shall be subject to all applicable State or Federal law, including rules and regulations promulgated by the FCC.

11) Safety Requirements. The cable operator shall at all times employ ordinary care and shall install and maintain in use commonly accepted methods and devices for preventing failures and accidents which are likely to cause damage, injuries, or nuisances to the public. The cable operator shall install and maintain its wires, cables, fixtures, and other equipment in accordance with all applicable Federal, State and local laws, rules and regulations, and in such manner so as not to interfere with any installations of the Village or of a public utility serving the Village. All structures and all lines, equipment, and connections in, over, under, and upon the streets, sidewalks, alleys, and public ways or places in the Village, wherever situated or located, shall at all times be kept and maintained in a safe, suitable, substantial condition, and in good order and repair.

12) Removal of Facilities Upon Subscriber's Request. Upon termination of service to any subscriber, the cable operator shall on request of the subscriber promptly remove its facilities and equipment from the premises of such subscriber which are normally considered temporary, including converter boxes.

13) Protection of Subscriber Privacy. The Village may adopt such rules, regulations, or ordinances for the protection of subscriber privacy as are consistent with Federal and State law.

Section 4. GRANT OF FRANCHISE.

1) **Franchise Agreement.** The Council by resolution may grant a nonexclusive franchise by approving the terms of a franchise agreement.

2) **Application.** A person making application for a nonexclusive franchise shall provide the following information: name, address and telephone number of the applicant; if a corporation, copy of Articles of Incorporation, by-laws, Michigan certificate of incorporation and/or certificate to transact business in Michigan, list of major shareholders in excess of ten (10) percent of issued shares of voting stock, affiliates and corporate officers; if a partnership or limited partnership, articles of co-partnership or partnership agreement, name, and addresses of partners, copy of certificate of partnership or limited partnership, if other than a corporation or partnership, name and address of owner(s), copy of any agreement between the owners, copy of certificate of Doing Business filed with the Washtenaw County Clerk; map of area to be serviced by the cable system and construction schedule; projected capital costs, revenues and operating expenses; technical performance standards; list of all franchise authorities (including their addresses and telephone numbers) in which the applicant, or its or their affiliate(s) has provided cable service within three (3) years of the date of the application; map of service area showing location of all facilities, equipment and poles to be utilized by the applicant; statement setting forth the applicants proposal for public, educational, and governmental access; financial statement prepared by a Certified Public Accountant stating the financial condition and net worth of the applicant; and such other and further information as requested by the Council.

3) **Channels` Capacity, Rates, Public, Educational or Governmental Use.** Each applicant shall attach to the application a proposal setting forth the video programming and other programming services which it proposes initially to be made available to the subscribers within the area to be serviced; the rates to be charged for such services; the channel capacity to be designated for public, educational or governmental use; the channel capacity on institutional networks to be designated for educational or governmental use; and a statement respecting clarity of reception. The Council may not require, as part of a proposal for a franchise or renewal thereof, a channel capacity other than provided by Federal law.

4) **Term of Franchise.** The term of the franchise shall be specified in the franchise agreement, but in no event shall the period exceed thirty (30) years. The franchise shall commence upon the date in which the cable operator meets the requirements of subparagraphs A, B, and C below. In the event said conditions are not met within thirty (30) days from the date of the resolution approving the franchise agreement, the franchise agreement shall be null, void and of no effect.

A) **Unconditional Acceptance.** A duly authorized representative of the owner of the cable system shall execute the franchise agreement and file with the Village Clerk its unconditional acceptance of the terms, provisions, and conditions of the franchise as approved by the Council and agree to comply and abide by all its provisions, terms, and conditions. Such acceptance shall be in writing and sworn to before a Notary Public or other office authorized by law to administer oaths.

B) **Proof of Insurance.** The cable operator shall file with the Village Clerk copies of all policies provided for in of this Ordinance, which shall have been found satisfactory by the Council.

C) **Payment of Application Fee.** Payment in full of the Application Fee as provided for in subsection 4 (5).

5) **Application Fee.** The Council shall establish a non-refundable application fee which fee shall be the actual expenses incurred by the Village for processing the application, to include publication and notice requirements and attorney fees. The Council may require the application fee to be paid before the Council acting on the resolution to approve the franchise agreement.

6) **Conditions Precedent to Grant of Franchise.** No franchise shall be issued by the Council to any applicant until:

A) **Sufficiency of Information.** The information and documents provided for in subsection 4 (2) are determined by the Council to be complete and in a form and content acceptable to the Council. Nothing provided for in this Ordinance shall be construed to prohibit the Council from requiring further or additional information or documents.

B) **Complaint Procedure.** Procedures have been adopted by the applicant and the Council for the investigation and resolving of all complaints regarding the operation of the cable service.

C) **Business Office Hours.** The applicant shall establish and maintain a regular business office and a twenty-four (24) hour, seven (7) days-a-week telephone number to receive subscriber complaints.

D) **Notice to Subscribers.** The franchise shall provide that the applicant shall give notice to subscribers at the time of the initial subscription of the procedure for reporting and resolving complaints.

E) **Council Determination.** The Council shall make a finding that based on the information and documents submitted by the applicant, that the applicant has evidenced the technical, administrative and financial ability to provide the cable service set forth in the franchise.

7) **Effect on Non-Service Area.** In considering an application or renewal thereof, the Council shall consider the effect which the proposed franchise will have on the economic feasibility of providing cable service to areas within the Village not currently receiving cable service.

8) **Public Meeting.** Before the Council acts on any application for a franchise, the Village shall publish in a newspaper having general circulation in the Village the date and place of the Council meeting in which the application shall be considered by the Council. The notice shall state the area to which the applicant intends to provide cable service, the proposed programming, and rates. The Village Clerk shall send by ordinary mail to the applicant, at the address stated in the application, notice of the time and place of such meeting and such further notices as may be required pursuant to subsection 3 (4) of this Ordinance. At such hearing the applicant and public shall be provided an opportunity to be heard. The notice and meeting shall be conducted in accordance with the Michigan Open Meeting Act.

9) Administrator. The Council may establish a committee composed of one or more persons to be responsible for the administration of a franchise granted pursuant to this Ordinance, such administrator(s) shall supervise and implement the complaint procedure set forth in the franchise.

Section 5. RENEWAL OF FRANCHISE.

1) Pre-Proposal Procedure. During the six (6) month period which begins with the 36th month before the franchise expiration, the Village may, on its own initiative and shall at the request of the cable operator, commence proceedings which afford the public in the Village appropriate notice and participation for the purpose of identifying the future cable-related community needs and interests and reviewing the performance of the cable operator under the franchise during the then current franchise term. Upon completion of these proceedings, the cable operator seeking renewal of the franchise may, on its own initiative or at the request of the Village, submit a proposal for renewal.

2) Information Required. Subject to Section 12, any such proposal shall contain such material as the Village may require, including proposals for an upgrade of the cable system. The Village may establish a date by which such proposal shall be submitted.

3) Post-Proposal Procedure. Upon submittal by a cable operator of a proposal to the Village for renewal of the franchise, the Village shall provide prompt public notice of such proposal and, during the four (4) month period which begins on the completion of any proceeding under subsection 1 above, renew the franchise or issue a preliminary assessment that the franchise should not be renewed and, at the request of the cable operator or on its own initiative, commence an administrative proceeding, after providing prompt public notice of such proceeding in accordance with subsection 5 (4) to consider whether --

A) Compliance with the Franchise. The cable operator has substantially complied with the material terms of the existing franchise and applicable law.

B) Evaluation of Service. The quality of the cable operator's service, including signal quality, response to consumer complaints, and billing practices, but without regard to the mix, quality, or level of cable services or other services provided over the system, has been reasonable in light of community needs.

C) Capabilities of Cable Operator. The cable operator has the financial, legal, and technical ability to provide the services, facilities, and equipment as set forth in the cable operator's proposal.

D) Village's Future Needs. The cable operator's proposal is reasonable to meet the future cable-related community needs and interests, taking into account the cost of meeting such needs and interests.

4) Fair Hearing, Notice. In any proceeding under subsection 5 (3), the cable operator shall be afforded adequate notice and the cable operator and the Village, or its designee, shall be afforded a fair opportunity for full participation, including the right to introduce evidence (including evidence related to issues raised in the proceedings under subsection 5 (1)), to require the production of evidence, and to question witnesses. A transcript or recording shall be made of any such proceeding. At the completion of the proceeding, the Council shall issue a written decision granting or

denying the proposal for renewal based upon the record of such proceeding and transmit a copy of such decision to the cable operator. Such decision shall state the reasons therefor.

5) **Deny Renewal.** Any denial of a proposal for renewal shall be based on one or more adverse findings made with respect to the factors described in subparagraphs A through D of subsection 5 (3), pursuant to the record of the proceedings required in subsection 5 (4). The council may not base a denial of renewal on the basis of subparagraphs 5 (3) A or 5 (3) B without first providing the cable operator with notice describing the infraction and providing the cable operator an opportunity to correct the deficiency. the Village is prohibited from denying a request for renewal in any case in which it is documented that the Village has waived its right to object or has effectively acquiesced.

6) **Optional Procedure.** Notwithstanding the provisions of subsections 1 through 5 of this Section, a cable operator may submit a proposal for the renewal of a franchise pursuant to this subsection at any time, and the Village may, after affording the public adequate notice and opportunity for comment, grant or deny such proposal at any time (including after proceedings pursuant to this Section have commenced). The provisions of subsections 1 through 5 of this Section shall not apply to a decision to grant or deny a proposal under this subsection. The denial of a renewal pursuant to this subsection shall not affect action on a renewal proposal that is submitted in accordance with subsections 1 through 5 of this Section.

7) **Transfer of Ownership.** If a renewal of a franchise held by a cable operator is denied and the Village acquires ownership of the cable system or effects a transfer of ownership of the system to another person, any such acquisition or transfer shall be at fair market value, determined on the basis of the cable system valued as a going concern but with no value allocated to the franchise itself.

8) **Renewal Fee.** The Council by resolution shall establish a renewal fee which shall be the reasonable expenses incurred by the Village for processing a renewal of a franchise, to include notice expenses and attorney fees.

Section 6. TRANSFER OR CHANGE OF CONTROL OF FRANCHISE.

1) **Transferability.** Except with the express approval of the Council in accordance with this ordinance, a franchise granted pursuant to this Ordinance is nontransferable by the holder of the franchise to any other person or group of persons acting in concert. Such approval shall not unreasonably be withheld.

2) **Transfers Less Than 25 Percent of Ownership or Control.** A franchise issued pursuant to this Ordinance shall not require Village approval when ownership or control of less than twenty-five (25%) percent of the right of control or ownership in the cable operator is acquired by a person or group of persons acting in concert, none of whom already own or control twenty-five (25%) percent of the right of control or ownership, singularly or collectively, unless such interests constitute effective control of the cable operator. Any transfer, singularly or in the aggregate of more than a twenty-five (25%) percent of the right of control or ownership interest, without Village approval, shall be deemed a substantial breach of the franchise agreement and grounds for revocation pursuant to Section 8 of this Ordinance. The cable operator shall file annually with the Village Clerk not

later than ninety (90) days after the cable operator's fiscal year a complete list of the names of persons having a twenty-five (25%) percent or greater ownership interest in the cable operator.

3) **Procedure.** Before the Council acts upon a request to transfer control or ownership, the Council shall obtain from the transferor and transferee such information and documents as is necessary or beneficial to determine whether the transferee has the legal, technical and financial ability to fulfill the terms of the franchise, whether the transferee has such bonds and insurance as provided for in this Ordinance, whether the transferor accounts for all fees due the Village, and whether the interests of the public shall not be adversely effected by such transfer. The Council, before acting upon a request to transfer control or ownership, shall provide notice of such transfer in a newspaper of general circulation in the Village, stating the date, time and place of a public hearing at which an opportunity shall be provided for interested persons to address the Council.

4) **Receivership - Foreclosure - Bankruptcy.** A franchise granted pursuant to this Ordinance shall, at the option of the Village, cease and terminate one hundred and twenty (120) days after the appointment of a receiver or receivers or trustee(s) to take over and conduct bankruptcy or a similar insolvency action or proceeding, unless such receivership or trusteeship, shall have been vacated before the expiration of said one hundred twenty (120) days.

5) **Transfer Fee.** The Council by resolution shall establish a transfer fee which shall be the reasonable expenses incurred by the Village for processing a transfer of a franchise, including notice expenses and attorney fees.

Section 7. MODIFICATION OF FRANCHISE.

1) **Modification of Franchise Requirements.** During the period of a franchise, the cable operator may obtain from the Village modifications of requirements in such franchise:

A) **Facilities, Equipment.** In the case of any such requirement for facilities or equipment, including public, educational, or governmental access facilities or equipment, if the cable operator demonstrates that it is commercially impracticable for the operator to comply with such requirement, and the proposal by the cable operator for modification of such requirement is appropriate because of commercial impracticability.

B) **Service.** In the case of any such requirement for service, if the cable operator demonstrates that the mix, quality, and level of services required by the franchise at the time it was granted will be maintained after such modification.

2) **Public Proceeding.** Any final decision by the Village under Section 7 shall be made in a public proceeding. Such decision shall be made within 120 days after receipt of such request by the Village, unless such 120-day period is extended by mutual agreement of the cable operator and the Village.

3) **Modification without Village Approval.** Notwithstanding subsection 2 above, a cable operator may, upon 30 days advance notice to the Village, rearrange, replace, or remove a particular cable service required by the franchise if --

A) Availability. Such service is no longer available to the cable operator; or

B) Royalty. Such service is available to the cable operator only upon the payment of a royalty required under Section 801(b)(2) of title 17, United States Code, which the cable operator is substantially in excess of the amount of such payment required on the date of the cable operator's offer to provide such service, and has not been specifically compensated through a rate increase or other adjustment.

4) Service Exception. Notwithstanding subsections 7 (1) and (2), a cable operator may take such actions to rearrange a particular service from one service tier to another or otherwise offer the service, if the rates for all of the service tiers involved in such actions are not subject to regulation under Section 10 of this Ordinance.

5) Public, Educational, Governmental Access. A cable operator may not obtain modification under this Section of any requirement for services relating to public, educational or governmental access.

Section 8. REVOCATION OF FRANCHISE.

1) Grounds for Revocation. A franchise granted hereunder shall be subject to the right of the Village by resolution of a majority of the Council to revoke the franchise should the cable operator violate any material term, condition or provision of the Franchise or if the cable operator should fail to substantially comply with any provision of any ordinance regulating the use by cable operator of the streets, alleys, easements or public ways of the Village.

2) Notice to Correct. Upon a determination by the Council that grounds for revocation exist, the Village Clerk shall send notice to the cable operator's business address and, if a corporation, to its resident agent, setting forth those grounds with sufficient specificity to inform the cable operator of the nature of the grounds such as to provide the cable operator an opportunity to correct such infraction. The Council shall provide the cable operator a reasonable opportunity to correct such deficiency.

3) Administrative Proceeding. In the event the deficiency is not corrected, as provided in subsection 2 above, the Village shall commence an administrative proceeding after providing prompt public notice of such proceeding, in accordance with subsection 8 (4).

4) Notice, Fair Hearing. In any proceeding under Section 8, the cable operator shall be afforded adequate notice and fair opportunity for full participation, including the right to introduce evidence, to require the production of evidence, and to question witnesses. A transcript shall be made of any such proceeding. At the completion of a proceeding under this subsection, the Village shall issue a written decision stating whether the franchise is revoked based upon the record of such proceeding and transmit a copy of such decision to the cable operator. Such decision shall state the reasons therefor. A revocation shall be based on one or more adverse findings made with respect to the factors described in subparagraphs A through E of subsection 8 (1) above, pursuant to the record of the proceedings under this subsection.

5) Conditions of Sale. If the franchise is revoked for cause and the Village acquires ownership of the cable system or effects a transfer of ownership of the system to another

person, any such acquisition or transfer shall be at an equitable price.

Section 9. FRANCHISE FEE.

1) Fee. Subject to the limitations of subsection 2 below, any cable operator may be required to pay a franchise fee under the terms of a franchise granted pursuant to this Ordinance. The fee received by the Village shall be used for administering this Ordinance. Any fee not needed for that purpose may be used for any Village purpose determined by the Council.

2) Limitations. For any twelve (12) month period, the franchise fees paid by a cable operator with respect to any cable system shall not exceed 5 percent of such cable operator's gross revenues derived in such period from the operation of the cable system. For purposes of this subsection, the twelve (12) month period shall be the twelve (12) month period applicable under the franchise for accounting purposes. Nothing in this subsection shall prohibit the Village and a cable operator from agreeing that franchise fees which lawfully could be collected for any such twelve (12) month period shall be paid on a pre-paid or deferred basis; except that the sum of the fees paid during the term of the franchise may not exceed the amount, including the time value of money, which would have lawfully been collected if such fees had been paid per annum. Nothing in this Ordinance shall be construed to limit any authority of the Village to impose a tax, fee or other assessment of any kind on any person (other than a cable operator) with respect to cable service or other communications service provided by such person over a cable system for which charges are assessed to subscribers but not received by the cable operator. The Village hereby reserves the right to adjust Franchise Fee and the persentum in the event that Federal laws or regulations governing franchise fees are hereafter revised, provided however that any adjustments will comply with the requirements of the revised Federal law.

3) Pass Through to Subscribers - Increase. A cable operator may pass through to subscribers the amount of any increase in a franchise fee, unless the Village demonstrates that the rate structure specified in the franchise reflects all costs of franchise fees and so notifies the cable operator in writing.

4) Pass Through to Subscribers - Decrease. A cable operator shall pass through to the subscribers the amount of any decrease in a franchise fee.

5) Court Proceedings, Burden of Proof. In any court proceeding under subsection 3 above the Village shall demonstrate that the rate structure reflects all costs of the franchise fee.

6) Payment of Fee, Late Charges. The payment of the franchise fee or sums specified in the franchise agreement for public, educational or governmental access channels shall be paid to the Village or its authorized designee on or before the 15th day of August and February of each year for the period January 1 to June 30 and July 1 to December 31, respective. Should the cable operator fail to remit such sum within 10 days from the due date thereof, a late charge shall be imposed upon the cable operator by the Village. Such late charge shall be as follows: Following a 10 day grace period, two (2%) percent of the fee due for the first 10 days, five (5%) percent for the second 10 days, and thereafter the higher of ten (10%) percent or the highest rate permitted by

law of the balance due per month. A failure to make full and timely payment of the sums due the Village on or after sixty (60) days from the date the payment was due shall constitute a material breach of the franchise agreement.

7) **Payments - Not a Release or Accord and Satisfaction.** No acceptance of any payment shall be construed as a release or as an accord and satisfaction of any claim the Village may have for further or additional sums payable under a franchise granted pursuant to this Ordinance or for the performance of any other obligation.

Section 10. REGULATION OF RATES.

The Village may regulate the rates for the provision of cable service, or any other communications service provided over a cable system only to the extent permitted by the Cable Act and the implementing regulations of the FCC.

Section 11. CABLE CHANNELS FOR PUBLIC, EDUCATIONAL OR GOVERNMENTAL USE.

1) **Village's Authority.** The Council may establish requirements in a franchise agreement with respect to the designation or use of channel capacity for public, educational or governmental use to the extent provided in Section 11. The Council may request as part of the cable operator's initial proposal for a franchise and may require as part of a cable operator's proposal for a franchise renewal, subject to Section 5 of this Ordinance, that channel capacity be designated for public, educational or governmental use and channel capacity on institutional networks be designated for educational or governmental use, and may require rules and procedures for the use of the channel capacity designated pursuant to this subsection.

2) **Enforcement.** The Village may enforce any requirement in this Ordinance, or franchise granted pursuant to this Ordinance, regarding the providing or use of such channel capacity. Such enforcement authority includes the authority to enforce any provisions of the franchise agreement for services, facilities or equipment proposed by the cable operator which relate to public, educational or governmental use of channel capacity, whether or not required by the Village pursuant to subsection 11(1).

3) **Rules and Procedures.** In the case of any franchise agreement under which channel capacity is designated under subsection 11(1), the Village shall prescribe (i) rules and procedures under which the cable operator is permitted to use such channel capacity for the provision of other services if such channel capacity is not being used for the purposes designated, and (ii) rules and procedures under which such permitted use shall cease.

4) **Editorial Control.** Subject to subsection 12 (4), a cable operator shall not exercise any editorial control over any public, educational or governmental use of channel capacity provided pursuant to this Section.

5) **Public Service Installations.** The cable operator shall without charge for installation, maintenance or service make single installations of its standard community antenna service facilities at each fire and police station, Village Hall, public school and public library, provided it is not more than two hundred (200) feet from the service facilities of the cable system.

Section 12. REGULATION OF SERVICES, FACILITIES, AND EQUIPMENT.

1) **Village's Authority to Regulate.** The Village may not regulate the services, facilities and equipment provided by a cable operator except to the extent permitted by Federal and State law. To the extent related to the establishment or operation of a cable system in the cable operator's proposal for a franchise, the Village may establish requirements for facilities and equipment, but may not establish requirements for video programming or other information services; and, subject to Section 7, may enforce any requirements contained within the franchise for facilities and equipment, and for broad categories of video programming or other services.

2) **Cable Channels for Commercial Use.** A cable operator shall designate channel capacity for commercial use by persons unaffiliated with the operator in accordance with the following requirements:

A) **Channels: 36-54.** An operator of any cable system with 36 or more (but not more than 54) activated channels shall designate ten (10) percent of such channels which are not otherwise required for use (or the use of which is not prohibited) by Federal law or regulation.

B) **Channels: 55-100.** An operator of any cable system with 55 or more (but not more than 100) activated channels shall designate fifteen (15) percent of such channels which are not otherwise required for use (or the use of which is not prohibited) by Federal law or regulation.

C) **Channels: 101 or more.** An operator of any cable system with more than 100 activated channels shall designate fifteen (15) percent of all such channels.

D) **Channels: 35 or less.** An operator of any cable system with fewer than 36 activated channels shall not be required to designate channel capacity for commercial use by persons unaffiliated with the operator.

E) **Enforcement.** The Council may require the cable operator to comply with the provisions of subparagraphs 12 (7)A through D unless otherwise provided by Federal law or regulation.

F) **Channel Capacity - Designation.** The cable operator may not be required to designate channel capacity for any use (other than commercial use by unaffiliated persons under this Section) except as provided in Section 11, but a cable operator may offer in a franchise agreement or proposal for renewal thereof, to provide, consistent with applicable law, such capacity for other than commercial use by such persons.

G) **Unused Channel Capacity.** A cable operator may use any unused channel capacity designated pursuant to this Section until the use of such channel capacity is obtained, pursuant to a written agreement, by a person unaffiliated with the operator.

H) **Public, Educational, Governmental Channel Designation.** Any channel capacity which has been designated for public, educational or governmental use may not be considered as designated under this Section for commercial use for purposes of said Section.

3) **Obscene or Indecent Programming.** Nothing in this Ordinance shall be construed as prohibiting the Council and a cable operator from specifying, in a franchise agreement or

renewal thereof, that certain cable service shall not be provided or shall be provided subject to conditions if such cable service is obscene or is in conflict with community standards in that it is lewd, lascivious, filthy, or indecent or is otherwise unprotected by the Constitution of the United States.

A) Device - Prohibit Viewing. In order to restrict the viewing of programming which is obscene or indecent, upon the request of a subscriber, a cable operator shall provide (by sale or lease) a device by which the subscriber can prohibit viewing of a particular cable service during periods selected by that subscriber.

4) Number of Channels. The cable system shall be capable of two way service and of transmitting at least thirty-five (35) channels.

Section 13. SIGNAL QUALITY REQUIREMENTS.

1) Color, Stereo TV Signals. The facilities used by the cable operator shall be capable of distributing color and stereo TV signals. All signals received by the cable operator in color and/or stereo shall be transmitted to the subscribers in color and/or stereo.

2) Quality of Reception. The cable operator shall produce a picture, whether in black and white or in color, that is undistorted, free from ghost images, and accompanied with proper sound on typical standard production television sets in good repair and as good as the state of the art allows, and shall transmit signals of adequate strength to produce good pictures with good sound at all outlets without causing cross-modulation in the cables or interfering with other electrical or electronic systems. For purposes of this Section, the standards to be applied in determining whether or not the cable operator is producing a good picture or transmitting signals of adequate strength to produce same are those acceptable standards as set forth in the rules and regulations of the FCC relative to cable systems as amended or as shall be amended hereafter.

3) Subscription Demonstrations. The cable operator shall demonstrate by instruments and otherwise to subscribers, upon request, that a signal of adequate strength and quality is being delivered. Such demonstration shall be made by taking a standard production television set with a screen of sufficient area as to clearly demonstrate the relative merit of the receiving signal.

4) FCC Requirements. The cable operator shall comply with all rules and regulations of the FCC with respect to the receptions, carriage, and distribution of signals.

Section 14. CONSTRUCTION, ERECTION, AND COMMON USE OF POLES.

1) Construction and Installation of System. Subject to the provisions and restrictions of the franchise, this Ordinance, and Federal and State law, the cable operator shall have the right to construct, erect, operate, and maintain in, upon, along, across, above, over and under the streets, alleys, public ways, and public places now laid out or dedicated, and all extensions thereof, and additions thereto in the Village, poles, wires, cables, underground conduits, manholes, and other conductors and fixtures necessary for the maintenance and operation of a CATV system in the Village; and to lease, rent, or in any other lawful manner, obtain the use of towers, poles, lines, cables, and other equipment and facilities from any and all holders of public licenses and franchises within the limits of the Village, including, but

not limited to, the Village of Dexter, Consumers Power and Michigan Bell Telephone Company, and to use same on such terms as agreed upon subject to all existing and future ordinances of the Village. The poles used for the cable operator's distribution system shall be those erected and maintained by the Village of Dexter, Consumers Power and/or Michigan Bell Telephone Company when and where applicable, providing mutually satisfactory rental arrangements can be entered into with said companies.

2) **Erection, Removal, and Common Use of Poles.** No poles or other wire holding structures shall be erected by the cable operator without prior approval of the Village with regard to location, height, type, and other pertinent aspect. However, no location of any pole or wire holding structure of the cable operator shall be a vested interest and such pole and structure shall be removed or modified by the cable operator at its expense whenever the Village determines that the public convenience would be enhanced thereby. Where poles or other wire holding structures already in existence for the use in serving the Village are available for use by the cable operator, but it does not make arrangements for such use, the Village Manger may require the cable operator to use such poles and structures if the Village determines that the public convenience would be enhanced thereby and the terms of the use available to the operator are just and reasonable. The Village shall have the right to install and maintain free of charge upon the poles and cables of the Company any wire and pole fixtures necessary for a police of fire alarm, on the condition that such wire or pole fixtures do not interfere with the cable communications operation of the Company and that such installations shall be installed in safe manner in conformance with state and Village regulations.

3) **Underground Locations.** In those areas of the Village where transmission or distribution facilities of both the current public utility providing telephone service and the utility providing electric service are underground or hereafter may be placed underground, then the cable operator shall likewise construct, operate and maintain all of its transmission and distribution facilities underground to the maximum extent that then existing technology permits, and in conformance with the then existing National Electrical Safety Code, The Bureau of Standards Handbook and Telephone Systems Practices governing joint attachments and practices, as well as in conformance with all applicable state and local ordinances and codes. If and when necessary, amplifiers and/or transformers in the cable operator's transmission and distribution lines may be appropriate housings upon the surface of the ground. Said housings and the location and construction of all work required by or pursuant to this Ordinance shall be approved in advance by the Village.

4) **Construction - Village Approval.** Before construction begins, the cable operator shall obtain the Village's approval, which shall not be unreasonably withheld. The cable operator where practicable shall utilize existing poles in the Village. It is the stated intention of the Village that all holders of public franchises and rights within the corporate limits of the Village will cooperate with the cable operator's usage of their poles and pole line facilities whenever possible so that the number of new or additional pole line facilities installed within the Village may be minimized.

Section 15. OPERATION AND MAINTENANCE.

- 1) **Effective, Prompt Service.** The cable operator shall render effective service, make repairs promptly and interrupt service only for good cause and for the shortest time possible. Such interruptions, insofar as is possible, shall be preceded by notice and shall occur during periods of minimum use of the system.
- 2) **Business Office, Telephone.** The cable operator shall maintain an office in the County of Washtenaw which shall be open all usual business hours, have a listed local phone or toll-free number and be so operated that complaints and requests for repair or adjustments may be received at any time, 24 hours each day.
- 3) **Repairs.** The cable operator shall possess and maintain personnel and equipment necessary to respond in an effective and timely manner to repairs and maintenance caused by naturally occurring phenomena of nature.

Section 16. CONSUMER PROTECTION.

- 1) **Customer Service, Construction Schedules.** The Village may require, as part of a franchise or renewal thereof, subject to Section 5, provisions for enforcement of customer service requirements of the cable operator and construction schedules and other construction-related requirements of the cable operator.

Section 17. EQUAL EMPLOYMENT OPPORTUNITY.

- 1) **Establish Requirements.** The Village, in accordance with Federal and State law, may establish or enforce any requirement respecting equal employment opportunity, including any requirement which affords equal employment opportunity protection for employees, and may establish, enforce or encourage any cable operator to conduct business with enterprises which are owned or controlled by members of minority groups, as defined by the FCC, or which have their principal operators located in the Village.

Section 18. LIABILITY INSURANCE AND INDEMNIFICATION.

- 1) **Insurance.** The cable operator shall, at all times during the term of a franchise granted pursuant to this Ordinance, carry and require their contractors to carry:
 - A) **Insurance.** Insurance in such forms and in such companies as shall be approved by the Village, such approval not to be unreasonably withheld, to protect the Village and cable operator from and against any and all claims, injury or damage to persons or property, both real and personal, caused by the construction, erection, operation and maintenance of any structure, equipment, or appliance. The amount of such insurance shall not be less than \$500,000.00 as to any one person and \$1,000,000.00 as to any one accident for injury or death to persons and \$500,000.00 for damages to property.
 - B) **Workmen's Compensation Insurance.** Workmen's Compensation Insurance as required by the laws of the State of Michigan, as amended.
 - C) **Automobile Insurance.** Automobile insurance with limits of not less than \$500,000.00/1,000,000.00 of public liability coverage and automobile property damage insurance with a limit of not less than \$350,000.00 covering all automotive equipment.

D) **Notice of Policy Cancellation.** All of said insurance shall provide a thirty (30) day notice to the Village Clerk in the event of material alteration or cancellation of any coverage afforded in said policies prior to the date said material alteration or cancellation shall become effective.

E) **Filing of Policy Copies with Village Clerk.** Copies of all policies required hereunder shall be furnished to and filed with the Village Clerk prior to the commencement of the franchise agreement or the expiration of prior policies, as the case may be.

2) **Indemnification.** The cable operator shall indemnify, defend and hold the Village absolutely harmless from any and all liability arising out of a franchise granted, renewed or transferred in accordance with this Ordinance. Such indemnification shall include, but not be limited to, any damages, penalties, or other claims resulting from the acts or omissions the cable operator, its assigns, employees, agents, invitees, or other persons and shall include, but not be limited to damages to person or property arising out of the construction, maintenance or operation of the cable system, infringement of civil rights, patents, trademarks, trade names, or copy rights, libel, or slander. The cable operator shall reimburse the Village for its actual expenses incurred to defend against any such action to include, but not be limited to, attorney fees, expert witness fees, discovery expenses, court fees, damages and penalties and interest thereon, and expense incurred on appeal.

3) **Review/Modification of Coverage.** The Council shall annually review the insurance provided for in this Section, and, if, in the reasonable determination of the Council, the insurance coverage is inadequate or in any manner insufficient to cover the cable operator's or the Village's liability, the Council shall so notify the cable operator and the cable operator shall provide such additional or further coverage within thirty (30) days of the date said notice is mailed. The failure or neglect of the cable operator to provide such further or additional coverage shall be cause to revoke the franchise in accordance with Section 8 of this Ordinance.

4) **Construction Bond.** Except as may be modified in a Franchise Agreement, the cable operator shall, concurrently with its acceptance of the franchise, file with the Village Clerk and at all times thereafter maintain in full force and effect until terminated as hereinafter provided, at cable operator's sole expense, a corporate surety bond or, at the option of the Village, an irrevocable bank letter of credit in the amount of One Hundred Seventy-Five Thousand (\$175,000.00) Dollars conditioned upon the cable operator finally completing the construction and activation of the Cable System pursuant to the franchise and particularly in conformance with a provision in the franchise respecting construction schedule. If the cable operator shall fail to so complete said construction and activation, the surety shall have the right and opportunity of diligently completing such construction and activation, and failing so to do the Village at its option shall have the right to complete such construction, or any portion thereof, and the surety shall be liable to the Village, not to exceed the amount of the bond, for the reasonable cost incurred therefor.

Any extension of the aforesaid time limits must be authorized by the Village Council and only when the Village Council determines such extension is necessary and appropriate due to causes beyond the control of the cable operator.

The construction bond shall be terminated only after the Village Council finds that the cable operator has finally completed the said construction and activation of the Cable System as aforesaid. The rights reserved to the Village with respect to the construction bond are in addition to all other rights of the Village which have been reserved by this Ordinance, or authorized by law, and no action, proceeding or exercise of right with respect to such construction bond shall affect any other right the Village may have.

The Bond shall be in such form and with such sureties as are acceptable to the Village Clerk.

5) **Removal of Cable Systems.** At the expiration of the term of a franchise granted pursuant to this Ordinance or upon the termination and cancellation as provided therein, the Village shall have the right to require the cable operator to remove at its own expense any and all visible portions of the Cable System from the public ways within the Village.

6) **Assurance of Compliance.** Every cable operator shall, within thirty (30) days of its grant of franchise hereunder file with the Village (a) a surety bond in form and substance satisfactory to the Village, (b) an unconditional, irrevocable letter of credit, or (c) such other assurances as the Village may approve, in the amount of Ten Thousand (\$10,000) Dollars. Such assurance shall be maintained in full force and effect for the term of the franchise at the cable operator's sole expense. The Village shall be entitled to assert a claim upon the bond or to draw upon the letter of credit or other instrument of assurance in the event of any failure by cable operator to faithfully perform its obligations under its franchise or in the event such cable operator shall fail to comply with any provision of this or any other ordinance of the Village; provided, that the cable operator shall have been extended a notice of such failure and afforded thirty (30) days from the date of notice within which to remedy the failure prior to asserting the claim against the instrument of assurance. The draw amount may include any damages or losses suffered by the Village (including without limitation, the costs of removal of any property of the cable operator) plus attorney's fees and costs. Any instrument provided under this section shall provide for at least thirty (30) days prior written notice to the Village of any intention not to renew, to cancel or to make any material change. Nothing herein shall be construed in any way to limit a cable operator's liability for damages or otherwise.

In the event the Village draws upon the letter of credit, the cable operator must provide an additional letter of credit (or equivalent security found sufficient by the Village) within thirty (30) days for the amount of the drawing to ensure that Ten Thousand (\$10,000) Dollars of tangible support for such cable operator's obligations is available at all times. Drawings upon the letter of credit from time to time by the Village shall not reduce or otherwise affect such cable operator's obligations.

The letter of credit shall remain in full force and effect until there exists no further obligation on the part of the cable operator to the Village.

Section 19. MAPS, PLATS, AND REPORTS

1) **Inspection of Records.** The Village or its authorized designee shall have full and complete access to the cable operator's records and books relating to the cable system and such other cable systems which transmit from the head-end(s)

which transmit to the Village, or such cable systems which have access to the public, educational or governmental channels utilized by the Village. Such records to include the cable operator's plans, contracts, engineering, accounting, financial, statistical, customer and service records, reports to stockholders, affiliates, partners and owners of the cable systems, agreements and franchises with other franchising authorities having access to the public, educational or governmental channels utilized by the Village or transmitting from the head-end(s) which transmits to the Village. Such inspections shall be conducted at the business office of the cable operator during business hours or at such other place and time as is mutually agreed to by the Village and cable operator. The Village shall have the right to audit any and all amounts paid pursuant to this Ordinance or a franchise granted pursuant to this Ordinance.

2) **Additional Information.** The Council or the administration official, may request information from the cable operator respecting any matter relevant to the franchise, to include without limitation, information relevant to gross revenue and governmental or subscriber complaints. Within thirty (30) days of mailing such request, the cable operator shall furnish to the Village the information so requested.

3) **Maps, Plats, and Reports.** The company shall, on or before the first day of April of each year, file with the Village Clerk true and accurate maps or plats, showing the location of all existing and proposed installations, which shall include all receiving and transmitting stations, trunk lines, feeder lines, whether leased or owned outright.

Section 20. RIGHTS RESERVED TO THE VILLAGE.

1) **Franchise Subject to Police Power.** The cable operator shall, at all times during the period of a franchise granted hereunder, be subject to exercise of the police power of the Village and to such regulations as the Village shall hereinafter provide. Such regulations may include prohibiting the cable operator's use of the Village streets or alleys for the installation of additional poles or underground cable, and may include regulations requiring, pursuant to Section 14, the transmission systems to be installed and maintained underground. The police power may be exercised through amendment of this Ordinance as well as through enactment of separate ordinances and regulations.

2) **Police or Fire Alarm System.** The Village shall have the right to install and maintain free of charge upon the poles and cables of the cable operator any wire and pole fixtures necessary for a police or fire alarm system, on the condition that such wire or pole fixtures do not interfere with the cable communications operations of the cable operator and that such installations shall be installed in a safe manner in conformance with Federal, State and Village regulations.

3) **Supervision, Inspection.** The Village shall have the right to inspect all construction or installation work performed subject to the provisions of the franchise and make such inspections as it shall find necessary to insure compliance with the terms of the franchise and all other pertinent provisions of law. At the expiration of the franchise or upon its termination or cancellation, as provided for herein, the Village shall have the right to require the cable operator to remove at its own expense all portions of the cable communications system from all public streets, alleys, ways, and areas within the Village.

Section 21. MISCELLANEOUS PROVISIONS.

- 1) **Sale or Repair of TV or Radio Sets; Inspection of Subscribers' Sets.** Neither the cable operator nor any shareholder or owner of the cable operator shall engage in the business of selling, repairing or installing privately owned television receivers, radio receivers, or accessories for such receivers within the Village during the term of a franchise granted pursuant to this Ordinance, and the cable operator shall not allow any of its shareholders or owners to so engage in any such business except upon application to and approval by the Village; provided, however, that nothing herein shall be deemed to prohibit a cable operator, at subscriber's request and without payment, from examining and adjusting a subscriber's receiver set to determine whether reception difficulties originate in said set or in the cable operator's cable system.
- 2) **Time of the Essence in This Franchise.** The cable operator shall not be relieved of its obligation to comply promptly with any of the provisions of this Ordinance or any franchise granted pursuant to this Ordinance by any failure of the Village to enforce prompt compliance.
- 3) **Recourse of Cable Operator Against Village.** The cable operator shall have no recourse whatsoever against the Village or its officers, boards, commissions, agents or employees for any loss, cost, expense or damage arising out of any provisions or requirement of this Ordinance or because of its enforcement except as provided by Federal or State law.
- 4) **Emergency Use of Facilities.** In the case of emergency or disaster, the cable operator shall, upon request of the Village or its designated agent, make available its facilities to the Village for emergency use for the duration of such emergency or disaster. The cable system will be engineered to provide an audio alert system. This cable system would allow certain authorized officials to automatically override the "audio" signal of all channels and transmit and report emergency information. In the event of any such use by the Village, the Village will hold harmless and indemnify the cable operator from any damages or penalties resulting from the use of this service.
- 5) **Village Right to Intervention.** A cable operator who is granted a franchise pursuant to this Ordinance agrees to not oppose intervention by the Village in any suit or proceeding to which the cable operator is a party.
- 6) **Village Enforcement Expense.** Provided the Village prevails in the legal action, a cable operator who is granted a franchise pursuant to this Ordinance agrees to pay to the Village its actual cost incurred to enforce the provisions of this Ordinance, to include without limitation proceedings pursuant to Section 8 of this Ordinance, or the terms of a franchise agreement granted pursuant to this Ordinance. Such costs to include, but not by way of limitation, filing fees, discovery expenses, expert witness fees, attorney fees, expenses incurred to enforce a judgment or incurred during appeal.
- 7) **Captions.** Captions or headings to sections or subsections thereof are intended to provide ready access to this Ordinance and shall not be construed in any manner to interpret the content of any section or subsection thereof.

Section 22. PREEMPTION.

State, federal law, rule or regulation ("pre-empting Governmental Action") may now or in the future preempts part of this Ordinance or franchise agreements entered into pursuant to this Ordinance. In such event the pre-empting Governmental Action shall control and any existing provision, to the extent so preempted, shall cease to be effective. If, in the determination of either the Village or the cable operator, the pre-empting Governmental Action constitutes a material modification then the Village and the cable operator shall pledge their best efforts to mitigate the effect of the pre-empting Governmental Action.

Section 23. REPEAL.

This Ordinance repeals all ordinances or parts thereof which are inconsistent with the provisions herein.

Section 24. SEPARABILITY.

1) **Validity of Ordinance; Sections not Invalidated.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.


2) **Term of Ordinance; Application to Subsequent Cable Operators.** This Ordinance does not cease to be effective upon the expiration date of a franchise agreement or change in the identity of the cable operator.

Section 25. EFFECTIVE DATE, PUBLICATION.

This Ordinance shall be published in full in a daily newspaper of general circulation in the Village of Dexter qualified under State Law to publish legal notices, within thirty (30) days after its adoption and shall be recorded in the Ordinance Book of the Village and such recording authenticated by the signatures of the Supervisor and the Village Clerk.

This Ordinance shall take effect upon publication.

Introduced:
Adopted:
Published:


Donna Fisher, Clerk
Village of Dexter

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of an ordinance duly adopted by the Village Council of the Village of Dexter at a Regular Meeting held on _____, 1990, at which all Members were present except _____.

I further certify that Member _____ moved adoption of said Ordinance, and that Member _____ supported said motion.

I further certify that the following Members voted for adoption of said Ordinance _____

and that the following Members voted against adoption of said Ordinance _____.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Village and that such recording has been authenticated by the signatures of the Supervisor and the Village Clerk.

Dated: _____, 1990

Donna Fisher, Clerk
Village of Dexter

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of an ordinance duly adopted by the Village Council of the Village of Dexter at a Regular Meeting held on November Twelfth, 1990, at which all Members were present except Walters and Genske.

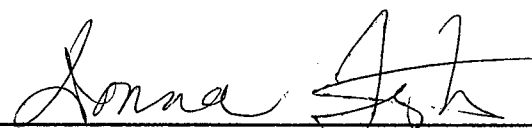
I further certify that Member Ritchie moved adoption of said Ordinance, and that Member Baroni supported said motion.

I further certify that the following Members voted for adoption of said Ordinance Ritchie, Stacey, Gregory, Baroni, Yates

and that the following Members voted against adoption of said Ordinance None.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Village and that such recording has been authenticated by the signatures of the Supervisor and the Village Clerk.

Dated: November 28, 1990, 1990


Donna Fisher, Clerk
Village of Dexter

DEXTER VILLAGE COUNCIL

REGULAR MEETING

NOVEMBER 26, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARINGS

1. DOOR CONTROLS INTERNATIONAL REQUEST FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE.
2. PROPOSED VILLAGE LOITERING ORDINANCE.

APPROVAL OF MINUTES OF THE NOVEMBER 12, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS

AD HOC COMMITTEES

1. JOB DESCRIPTIONS/SALARY SCHEDULES (WALTERS, BARONI, GENSKE)

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION APPROVING APPLICATION OF DOOR CONTROLS INTERNATIONAL INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW MANUFACTURING FACILITY.
2. LOITERING ORDINANCE; PROPOSED VILLAGE ORDINANCE NO. 90-2611001.

OLD BUSINESS

1. DOWNTOWN DESIGN PLAN PROMOTION.
2. WILLIAM JOHNSON & ASSOCIATES REQUEST FOR PAYMENT OF CONTRACT COST-OVERRUN. (ON TABLE).
3. VILLAGE MANAGER PERFORMANCE APPRAISAL/CONTRACT RENEWAL. (FISHER, STACEY, YATES)

DEXTER VILLAGE COUNCIL
REGULAR MEETING
NOVEMBER 26, 1990
8:00PM
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET
DEXTER, MI

The meeeting was called to order by the President at 8:00PM.

ROLL CALL

Present: Walters, Gregory, Baroni, Stacey, Yates
Absent: Genske, Ritchie

PUBLIC HEARINGS

1. DOOR CONTROLS INTERNATIONAL REQUEST FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE.

The hearing opened at 8:01PM. W. Steptoe, 7250 Dan Hoey Road, addressed Council urging them to not extend the tax abatement for the 12 year period requested by the applicant. There were no other citizens who wished to speak. The hearing closed at 8:03PM.

2. PROPOSED VILLAGE LOITERING ORDINANCE.

The hearing opened at 8:03PM. There were no citizens present who wished to speak, The hearing closed at 8:05PM.

APPROVAL OF MINUTES

Moved Stacy, support Baroni to approve the minutes of the November 12, 1990, as presented.

Ayes: Walters, Gregory, Baroni, Stacey, Yates
Nays: None

APPROVAL OF AGENDA

Moved Baroni, support Walters to approve the agenda as amended. (Copy attached)

Ayes: Walters, Gregory, Baroni, Stacey, Yates
Nays: None

COMMUNICATIONS

Council received a letter of request from the Salvation Army for approval to place their donation kettle in the downtown area during the holiday season.

A letter from the G. Dworek Family, complimenting the Village Manager and the Village for their action regarding the replacement of trees at 7105 Ann Arbor Road was included in the packet.

APPROVAL OF BILLS AND PAYROLL

Moved Walters to approve bills and payroll costs in the amount of \$71,904.99.

Ayes: Walters, Gregory, Baroni, Stacey, Yates
Nays: None

REPORTS

SHERIFF - Sgt. Rider was present and announced that overall criminal complaints are down 12% over last year's report at this time.

FIRE DEPARTMENT - None

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING - No report.

2. PARKS - No report.

AD HOC COMMITTEES

1. JOB DESCRIPTIONS/SALARY SCHEDULES (WALTERS, BARONI, GENSKE) No report.

VILLAGE MANAGER - Council received written report. (Copy attached)

ORDINANCES AND RESOLUTIONS

1. RESOLUTION APPROVING APPLICATION OF DOOR CONTROLS INTERNATIONAL INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW MANUFACTURING FACILITY.

Mr. Ralph Maynard, owner of Door Controls International, addressed the Council.

Moved Baroni, support Stacey to adopt the resolution approving application of Door Controls International Industrial Facilities Exemption Certificate For A New Manufacturing Facility for a period of 7 years. (Copy Attached)

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

2. LOITERING ORDINANCE; PROPOSED VILLAGE ORDINANCE NO. 90-2611001.

Moved Stacey, support Baroni to adopt the proposed Village Ordinance No. 90-2611001 - Loitering Ordinance as presented. (Copy attached)

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

OLD BUSINESS

1. DOWNTOWN DESIGN PLAN PROMOTION.

Downtown Development Authority Chairman P. Bishop addressed Council requesting clarification on the subject of the promotion of the development plan adopted by the Council at the November 12, 1990, regular meeting. Council determined the promotion should be a joint effort with Council members committed to attendance at the December 4, 1990, DDA meeting.

2. WILLIAM JOHNSON & ASSOCIATES REQUEST FOR PAYMENT OF CONTRACT COST-OVERRUN. (ON TABLE).

Moved Baroni, support Stacey to remove the subject from the table.

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

Moved Baroni, support Stacey to refer the subject to the DDA for recommendation.

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

3. VILLAGE MANAGER PERFORMANCE APPRAISAL/CONTRACT RENEWAL.
(FISHER, STACEY, YATES)

Trustee Stacey addressed Council stating 3 trustees submitted evaluation forms and presented a recommendation for salary increase for Mgr. Palenick based on said forms.

Moved Baroni, support Stacey to refer the matter back to the committee with the charge of drafting a proposed contract for the next regular meeting.

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

NEW BUSINESS

1. 1991 WASHTENAW COUNTY SHERIFF'S CONTRACT AND LETTER OF AGREEMENT.

Moved Walters, support Gregory to approve the proposed 1991 Washtenaw County Sheriff's Contract as presented with the Village Clerk and President as designated signators. (Copy on file)

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

Moved Walters, support Gregory to accept the letter of agreement between the Village of Dexter and the Washtenaw County Sheriff's Department. (Copy on file)

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

2. SALES AGREEMENT AND LAND CONTRACT FOR ACQUISITION OF 8515 BROAD ST.; CARPENTER LUMBER YARD PROPERTY.

Moved Stacey, support Gregory to approve the proposed sales agreement for the purchase of property at 8515 Broad Street.

Ayes: Gregory, Stacey, Yates

Nays: Walters, Baroni

Motion failed.

Moved Stacey, support Gregory to direct the Village Manager to pursue further negotiations with Coy Real Estate/P. Carpenter.

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

3. VILLAGE OF DEXTER RECREATION MASTER PLAN 1990-1995.

Moved Baroni, support Gregory to refer the subject to the Planning Commission with a request that their input be given to Council for its second meeting in December.

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

4. PEACE PARK PLAN.

D. Clark, representing People For Peace addressed Council with plans for the proposed development of Peace Park.

Moved baroni, support Stacey to approve the proposed plan for the development of Peace Park on the condition that all construction steps be coordinated with the Village Manager. (Copy attached)

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

5. SALVATION ARMY REQUEST FOR HOLIDAY BELL RINGING.

Moved Baroni, support Stacey to approve the Salvation Army request to place a Christmas kettle in the downtown area for the Christmas holiday.

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

PRESIDENT'S REPORT

None

ADJOURNMENT

Moved Baroni, support Gregory to adjourn the meeting at 10pm.

Ayes: Walters, Gregory, Baroni, Stacey, Yates

Nays: None

Respectfully Submitted,

Donna L. Fisher
Village Clerk

Filing Approved

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

NOVEMBER 26, 1990

PAYROLL COSTS (PAGE 2)	\$ 16,176.47
BILLS DUE (PAGE 3)	38,203.34
INDUSTRIAL PARK FUNDS (PAGE 4)	<u>17,525.18</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 71,904.99</u>

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

BILLS DUE
 DATE NOVEMBER 26, 1990

PAGE 2 OF 4

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - NOVEMBER 10, 1990</u>							
Sandra J. Egeler		497.40	55.26				
Janet C. Karvel		84.34-G					
		140.58-R				140.58	140.58
James M. Palenick		433.02		108.25	108.25	108.25	108.25
Larry N. Wagner			666.64				
Lisa Lemble		324.14					
Kurt J. Augustine		369.08-R			92.27		
Kieth L. Kitchen		428.70-R			107.17		
Patrick A. McKillen		425.47-R		70.91	212.73		
Derek R. Wiseley		402.97-R			100.74		
Thomas C. Desmet						837.96	
Andrea M. Dorney - S.L.							
Edward A. Lobdell						798.33	
Daniel L. Schlaff							533.88
Larry C. Sebring							504.41
Donald Dettling - extra help F.D.			61.61				
<u>PAYROLL COSTS - NOVEMBER 17, 1990</u>							
Sandra J. Egeler		497.40	55.26				
Janet C. Karvel		140.57-R					
		140.58-G				140.58	140.58
James M. Palenick		433.02		108.25	108.25	108.25	108.25
Larry N. Wagner			399.98				
Lisa Lemble		259.31	64.82				
Kurt J. Augustine		501.72-R					
Keith L. Kitchen		492.12-R					
Patrick A. McKillen		709.12-R					
Derek R. Wiseley		557.54-R					
Thomas C. Desmet						837.96	
Andrea Dorney - S.L.							
Edward A. Lobdell						412.03	
Daniel L. Schlaff							427.01
Larry C. Sebring						252.20	378.31
Michael West - extra help F.D.			123.23				
Loren P. Yates - President 11/90		400.84					
Donna L. Fisher - Clerk & Pl Comm sec.		366.68					
Rita A. Fischer - Treasurer		150.84					
TOTAL PAYROLL COSTS		7,755.44	1,426.80	287.41	729.41	3,636.14	2,341.27

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

PAGE 3 OF 4

BILLS DUE

DATE NOVEMBER 26, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Arbor Mitchell Corp.	101-956	36.41					
Boullion Sales, Inc.	528-740	28.25					
Clark Building Supply Co.	463-740			22.58			
Contractors Tool, Inc.	VARIOUS	17.00		70.00			
Detroit Edison/St lighting	448-920	1,916.96					
Dexter Area Fire Dept.	336-806	15,747.73					
Dexter Family Physicians	441-964	66.00					
Fund Balance	172-977	250.00					
Kinko's/Parks Comm survey	400-901	29.90					
Koch & White Heating & Cooling,	265-935	171.60					
Lester Bros.	441-958	150.00					
Marathon Petro Co.	VARIOUS	1,042.24				12.09	36.27
Morton Salt	VARIOUS			661.19	661.19		
O'Grady, Donna/int. payment	265-970.010	600.00					
Long, Clark & Baker	101-803	352.00					
Tech. Partners	172-937	200.00					
Umstead Manufacturing Co.	463-825.004				60.00		
W.C.Sheriff's Dept/Sept. miles & November contract	VARIOUS	16,071.93					
TOTAL BILLS DUE		36,680.02		753.77	721.19	12.09	36.27

NOVEMBER 26, 1990

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

PAYEE-EXPLANATION	CODE	CONS'T & ENG.FUND	SEWER REPLACEMENT FUND
JONES & HENRY ENGINEERS, INC.	591-556.00-972.113		WATER
MI DEPT OF TRANSPORTATION/DAN HOEY & DEXTER ANN ARBOR	251.000-733-965.031	\$15,960.91	\$ 1,564.27
TOTAL BILLS DUE		\$15,960.91	1,564.27

VILLAGE MANAGER'S REPORT - November 26, 1990

- Dan Hoey Road is now fully open to traffic. The reconstruction project is complete except for some further shoulder compaction work and restoration which will be "finaled" out in the spring.

- The vacuum leaf pickup was completed on schedule and with great success. This years pickup equaled 495 compacted cubic yards compared to last years 335 cubic yards. The entire Village was covered by primarily 3 men on principally 8 working days. I am truly pleased with the efforts and productivity of the Villages small but effective Public Works Department. They are to be commended for their continued dedication and professionalism. Many more residents took advantage of the vacuum pickup this year which meant fewer leaves were picked up in biodegradable bags.

- Village offices will be closed November 22nd and 23rd for the Thanksgiving Holiday in accordance with the adopted union agreement and revised personnel rules.

- Within the next several weeks I will be meeting with Village Engineers to begin establishing the design parameters for the reconstruction work next year on Phase II of the Dexter Business & Research Park, Baker road, and the sewer trunk line second phase. The design work has to be completed during the winter months so that the project can be bid and awarded in early spring.

- Some site grading and mass balancing of soils in preparation of Phase II of Walkabout Creek will begin next week. Expect final site plans to be submitted during the winter, with construction to begin in spring. Obviously, no actual construction will commence prior to complete final approval of site plans.

- The Cable TV Franchise agreement, with a term of 10 years expiring in the year 2000, and requirement for the Village to receive 5% of the gross revenues each and every year of the agreement is scheduled to be signed Wednesday afternoon. The existing agreement expires December 1st.

- The yearly lump sum contribution to my individual retirement account, as calculated per contract provision, will appear on this packets bills and payroll. The year for which payment is being received concludes November 30th.

- At this writing, the water test and observation wells have not yet been drilled. However, we expect the contracted driller to move on site at any time.

- Beginning in December, the budget preparation process for FY 91/92 will commence and continue uninterrupted until its conclusion with the final budget approval the second meeting in February. 1 or 2 budget workshops will be held at Council level in January or

early February, and a significant portion of my time over the next 3 months will be dedicated to budget preparation. I anticipate another exciting year with many continued progressive initiatives and construction projects. I remain somewhat cautious and apprehensive, however, about the changes in Lansing and the possible impact they will have on local government finance, particularly revenue sharing payments and possible property tax limitations. The final census figures will also significantly impact our expected revenues.

- The Village refuse contract will expire on May 11, 1991 and the request for bids and/or proposals will have to go out a month or more in advance. I am giving serious consideration to the recommendation that such bids be requested for once-a-week residential pickup and twice-a-month pickup introduced for curbside recyclables. It is important to at least examine the cost of a curbside recyclable program in relation to our existing drop-off program; particularly as our drop-off program services an ever-increasing number of non-village residents.

RESOLUTION

Minutes of a regular meeting of the Council of the Village of Dexter held November 26, 1990 at The First of America Building, 8123 Main Street, Dexter, Michigan at 8:00 P.M.

PRESENT _____

ABSENT _____

The following preamble and resolution were offered by _____ and supported by _____.

RESOLUTION APPROVING APPLICATION OF
DOOR CONTROLS INTERNATIONAL
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR A NEW MANUFACTURING FACILITY

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, Door Controls International has filed an application for an Industrial Facilities Exemption Certificate with respect to a new manufacturing facility being constructed and equipped within the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on November 26, 1990, at the First of America Building, 8123 Main Street, Dexter, Michigan at 8:00 P.M., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before October 25, 1990, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion for the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will exceed 5% of an amount equal to the sum of

the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act NO. 198, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

2. The application of Door Controls International for an Industrial Facilities Exemption Certificate with respect to the new manufacturing facility being constructed and equipped on the following described parcel of real property situated within the Dexter Business and Research Park Industrial Development District, to Wit:

All of Lots #18 and #19 of the Dexter Business and Research Park, according to the recorded plat thereof as recorded in Liber 26 of Plats, pages 20 through 36 inclusive, Washtenaw County Records;

be approved as submitted.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of _____ years after completion.

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

DONNA L. FISHER, VILLAGE CLERK

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, Michigan, at a regular meeting held on November 26, 1990.

DONNA L. FISHER, VILLAGE CLERK

ORDINANCE NO. 90-2611001

LOITERING ORDINANCE

VILLAGE OF DEXTER, MICHIGAN

EFFECTIVE December 25, 1990

THE VILLAGE OF DEXTER ORDAINS:

- 1) No person shall loiter on a public street, sidewalk, the premises of a public building, public parking lot, or park lands, under circumstances that warrant alarm for the safety or health of any person or property in the vicinity.
- 2) The following are circumstances which may be considered in determining whether alarm is warranted:
 - (a) The person is one of a group of people threatening, making threatening gestures at or otherwise menacing persons in the area.
 - (b) The person appears to be illegally consuming or using or concealing illegal consumption or use of alcoholic beverages or controlled substances.
 - (c) The person is one of a group which is blocking the free passage of pedestrian or vehicle traffic on a street or sidewalk.
 - (d) The person is one of a group which is blocking the free access of pedestrian or vehicle traffic to or from public parking lots or park lands.
- 3) NO person may remain inside or outside a parked vehicle on public parking lots or park lands for more than 10 minutes, between the hours of 12:00 p.m. and 5:00 a.m., except when going to and from a vehicle located within the public lot or park land and used by and for that person for transportation.
- 4) Any person or persons who shall violate any of the provisions of this ordinance, shall be guilty of a misdemeanor punishable by a fine not to exceed One Hundred dollars (\$100.00), or imprisonment in the County jail for a term not to exceed 90 days or by both such fine and imprisonment.

) This ordinance shall take full force and effect twenty (20) days following its legal publication.

Moved by Trustee _____, supported by Trustee _____, to approve the above Loitering Ordinance.

Ayes: _____

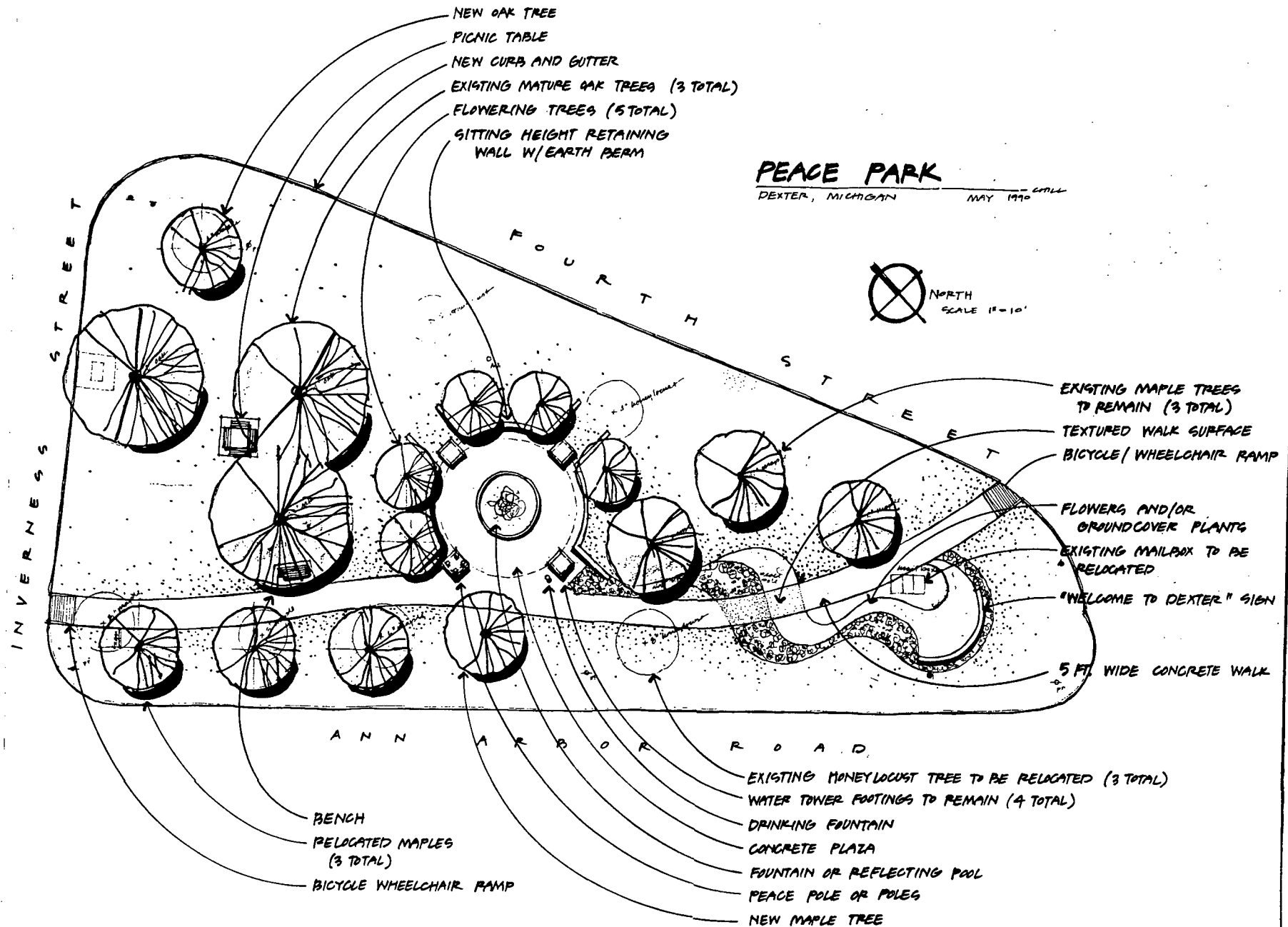
Nays: _____

Abstain: _____

Absent: _____

This ordinance declared adopted this _____ day of _____, 1990.

Donna L. Fisher, Village Clerk



DEXTER VILLAGE COUNCIL

REGULAR MEETING

DECEMBER 10, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARINGS

APPROVAL OF MINUTES OF THE NOVEMBER 26, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. W.D.C. PRESENTATION OF WASHTENAW COUNTY PROMOTIONAL VIDEO; CHARLIE MAHONEY, BOARD MEMBER.
2. DEXTER COMMUNITY BAND REPRESENTATIVE; REQUEST FOR SIGN APPROVAL FOR ANNUAL CHRISTMAS CONCERT.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS

AD HOC COMMITTEES

1. JOB DESCRIPTIONS/SALARY SCHEDULES (WALTERS, BARONI, GENSKE)

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

OLD BUSINESS

1. WM JOHNSON & ASSOCIATES REQUEST FOR PARTIAL REIMBURSEMENT OF CONTRACT COST OVER-RUN. (ON TABLE)
2. PROPERTY ACQUISITION/RENEGOTIATION; CARPENTER LUMBER YARD, 8515 BROAD STREET.
3. VILLAGE MANAGER PERFORMANCE APPRAISAL/CONTRACT RENEWAL (FISHER, STACEY, YATES)

NEW BUSINESS

DEXTER VILLAGE COUNCIL
DECEMBER 10, 1990
REGULAR MEETING
8:00PM
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET
DEXTER, MI 48130

The meeting was called to order by the president at 8:00pm.

ROLL CALL

Present: Ritchie, Gregory; Baroni, Stacey, Yates
Absent: Genske, Walters

APPROVAL OF MINUTES

Moved Baroni, support Stacey to approve the minutes of the November 26, 1990 regular meeting as presented.

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates
Nays: None

PRE-ARRANGED CITIZEN PARTICIPATION

1. W.D.C. Presentation

C. Mahoney, Board Member of the Washtenaw Development Council, presented that organization's new promotional video.

2. Dexter Community Band Request for Sign Approval

Moved Ritchie, support Stacey to grant the approval of the placement of 4 signs to announce the December 20, 1990, Community Band Holiday Concert.

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates
Nays: None

APPROVAL OF AGENDA

Moved Ritchie, support Gregory to approve the agenda as amended. (Copy attached)

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates
Nays: None

COMMUNICATIONS

Council received a letter of resignation from R. Meloche who no longer wishes to serve on the Parks Commission.

Council received the 1991 schedule of DDA meetings.

Council received copies of a letter from concerned citizen, T. Klever.

BILLS AND PAYROLL

Moved Ritchie, support Gregory to approve bills and payroll costs in the amount of \$62,328.20.

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates
Nays: None

REPORTS

Sheriff-Sgt. Rider was present to entertain questions and comments from Council.

Fire Dept.-The Board has passed the budget for the coming year and copies will be presented to the Village in the near future.

Village Manager-Council received written report. (Copy attached)

OLD BUSINESS

1. WM Johnson & Associates Request for Partial Reimbursement of Contract Cost Over-Run (On Table)

Moved Baroni, support Stacey to remove the subject from the table.

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates

Nays: None

Moved Stacey support Baroni to accept the DDA recommendation to approve the payment of \$11,151.50 to WM Johnson & Associates in response to their request for partial reimbursement of contract over-run.

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates

Nays: None

2. Property Acquisition/Renegotiation; Carpenter Lumber Yard, 8515 Broad Street.

Moved Baroni, support Stacey to approve the proposed sales agreement between the Village of Dexter and P. Carpenter for the purchase of property at 8515 Broad Street with the Village president and clerk as designated signators. (Copy on file)

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates

Nays: None

3. Village Manager Performance Appraisal/Contract Renewal
Moved Ritchie, support Gregory to approve the proposed contract for the Village Manager J. Palenick. (Copy on file)

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates

Nays: None

NEW BUSINESS

1. Scheduling of December Meeting

Moved Stacey, support Baroni to schedule the 2nd regular meeting of the month for Wednesday, December 28, 1990, at 8:00pm due to the Christmas Holidays occurring Monday and Tuesday.

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates

Nays: None

ADJOURNMENT

Moved Stacey, support Gregory to adjourn the meeting at 8:45pm.

Ayes: Ritchie, Gregory, Baroni, Stacey, Yates

Nays: None

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing approved_____

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

DECEMBER 10, 1990

PAYROLL COSTS (PAGE 2)	\$ 12,650.84
BILLS DUE (PAGE 3)	28,081.45
INDUSTRIAL PARK FUNDS (PAGE 4)	21,544.15
PETTY CASH (PAGE 5)	<u>51.76</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u><u>\$ 62,328.20</u></u>

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

BILLS DUE PAGE 2 OF 5
 DATE DECEMBER 10, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - NOVEMBER 24, 1990</u>							
Sandra J. Egeler		276.34	55.26				
Janet C. Karvel		84.34-G					
		84.34-R				84.34	84.34
James M. Palenick		346.41		43.30	43.30	43.30	43.30
Larry N. Wagner			399.98				
Lisa Lemble		194.48					
Kurt J. Augustine		92.27		23.06	69.19		
Keith L. Kitchen		107.17		26.79	187.55		
Patrick A. McKillen		141.82		35.45	212.73		35.45
Derek R. Wiseley		100.74			100.74		
Thomas C. Desmet						335.18	
Andrea Dorney - S.L.							
Edward A. Lobdell						412.03	
Daniel L. Schlaff						213.55	213.55
Larry C. Sebring						378.31	
<u>PAYROLL COSTS - December 1, 1990</u>							
Sandra J. Egeler		497.40	55.26				
Janet C. Karvel		142.45-G					
		142.45-R				142.45	142.45
James M. Palenick		433.02		108.25	108.25	108.25	108.25
Larry N. Wagner			666.64				
Lisa Lemble		324.14					
Kurt J. Augustine				184.54	276.81		
Keith L. Kitchen				206.01	343.35		
Patrick A. McKillen				212.73	407.73		
Derek R. Wiseley				151.11	251.85		26.91
Thomas C. Desmet						837.96	
Andrea Dorney						527.76	
Edward A. Lobdell						686.72	
Daniel L. Schlaff							557.18
Larry C. Sebring						126.10	406.21
TOTAL PAYROLL COSTS		2,967.37	1,177.14	991.24	2,001.50	3,895.95	1,617.64

BILLS DUE

DATE DECEMBER 10, 1990

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
ANR Freight System, Inc.	548-937					46.64	
AT&T	VARIOUS	59.09				41.09	
Barrett Paving Materials	556-939						17.83
Brighton Block & Concrete	474-974				1,136.00		
Carpenter HDWR & Lumber	441-740	79.00					
Chelsea Greenhouse	101-956	23.40					
Chelsea Lumber Company	474-740				13.32		
Contractors Tool, Inc.	441-740	42.50					
D&C Plumbing & Heating Supply Co	548-937					95.79	
Detroit Edison -							
8050 & 8140 Main St.	VARIOUS	192.72					
8360 Huron & CW Lift Sta.	548-920					3,576.53	
3620 Central & 3676 Central	556-920						1,685.91
Dexter Office Supply	VARIOUS	6.95				3.50	
Dexter, Village of	VARIOUS	8.00				12.98	
DeWolfe Excavators, Inc.	556-825						3,309.42
ETNA Supply Co.	556-740						98.27
Hackney Ace Hardware	VARIOUS	153.53				12.65	228.57
Kinko's Copy Center	400-901	22.25					
Len's Rubbish/extra fees	528-816	3,287.00					
" " /11/90 contract	528-816	10,575.19					
MI Bell - 426-8303	441-853	37.93					
" " - 426-8303	172-853	70.72					
" " - 426-4572	556-853						180.60
MI Municipal League/seminar	400-965	80.00					
Orchard, Hiltz & McCliment	400-825.001	531.00					
U.S. Postal Services	VARIOUS	30.00				15.00	15.00
Ram Comm. of MI	441-853	18.50					
Scio Electric Service	441-958	185.00					
S.F. Strong	441-740	101.97					
Schwartz Foundry Co.	548-960					849.00	
Shults Equipment, Inc.	441-937	23.54					
Thompson-McCully	474-974				30.75		
Umstead Manufacturing Co.	441-937	20.00					
Parts Peddler Auto Supply	VARIOUS	107.63				18.29	
WearGuard	VARIOUS					424.60	453.79
William Sewer Service, Inc.	548-826					160.00	
TOTAL BILLS DUE		15,655.92			1,180.07	5,256.07	5,989.39

VILLAGE OF DEXTER - COUNCIL PROCEEDINGS

DECEMBER 10, 1990

<u>PAYEE</u>	<u>CODE</u>	<u>CONSTRUCTION & ENGINEERING</u>
Carpenter HDWR & Lumber Inc.	251-000.733-965.031	\$ 55.14
Village of Dexter	251-000.733-970.100	7.92
G & W Construction	251-000.733-965.031	2,395.60
MI Dept. of Transportation	202-451.000-814.010	12,294.32
Orchard, Hiltz & McCliment, Inc.	202-000.000-699.500	<u>6,791.17</u>
	TOTAL BILLS DUE	<u>\$ 21,544.15</u>

DEXTER VILLAGE COUNCIL

DECEMBER 10, 1990

PETTY CASH

ADMINISTRATIVE

Council supplies	101-101-956	\$ 1.34
Office & Xmas supplies	101-172-956	41.75
Postage & supplies	101-172-727	5.17
Aerial overlay	101-400-727	<u>3.50</u>

TOTAL PETTY CASH EXPENDED ALL FUNDS	<u>\$ 51.76</u>
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VILLAGE MANAGER'S REPORT - December 10, 1990

- As is traditionally the custom for the Christmas shopping season, the Department of Public Works has "bagged" the parking meters for the remainder of the year. This courtesy to merchants and shoppers is normally done approximately two weeks prior to Christmas.

- The landscaping and signage at the entrance to the Dexter Business and Research Park is finally nearing completion. As part of that project, a sturdy flag pole was erected and durable new American flag purchased. However, we now need some group(s) and/or organization(s) to commit to the daily raising and lowering of the flag so that its consistent flight might be assured. If Council has thoughts or suggestions in this regard, we welcome the input.

- My recent meeting with Village Engineers went smoothly and should result in complete cost estimates and contracts for engineering services to complete the \$3.5 million in L.D.F.A. infrastructure work, to be delivered before the end of the year. We might wish to alter the agenda for the December 21st meeting to include the ability to address and approve these contracts should they be available. In order to begin and complete all this work during calendar year 1991, the timing is becoming critical---the Engineers must begin design work in early January so that bids can be let in March and work begun as early as spring weather will allow. The design work will include; minimal extension of Clark Woods Drive and its concurrent underground utilities past its intersection with Bishop Circle West. Because lots 43-46, will be sold as a single parcel with frontage along easterly Clark Woods Drive, the need to extend the roadway west of Bishop Circle West becomes unnecessary. We will also be designing pavement and restoration and ditch work for the water tower road, with permanent fencing and a secured gate for the water tower lot. Additionally the front 25 feet of the first traffic island will be removed and the pavement properly striped for entrance turns.

The sewer trunk line project, previously designed to upgrade the 8" line in Baker to the Waste-Water Treatment Plant to a 15" line, will be slightly redesigned to straighten out the path to the rear of Monument Park in the property purchased for this purpose.

Baker Road should get a complete and total reconstruction, including a minimum 3 lanes from Main to Dan Hoey with curb and gutter virtually the entire distance. All the long-standing drainage problems should be completely eliminated and the traffic signalization and pedestrian signalization at Baker and Dexter-Ann Arbor completely updated and replaced. With the significant introduction of curb and gutter along the length of Baker, it will be critical to effectively introduce and approve an ordinance limiting "curb cuts", so that lengthy "non-focused" parking areas be eliminated once and for all. Between the Village and the County Road Commission, the entire length of Baker will be rebuilt next

year, causing some traffic difficulties no doubt, but resulting in a beautifully rebuilt thoroughfare designed to serve the Village well into the next century.

- When the recent "first snow of the season" hit the Village, the cleanup probably appeared less swift or complete as is the norm in our community. The reason: the GMC dump truck, principal salting vehicle for the Village, was still in the garage receiving significant repairs. Major brake and clutch work was completed, and the fleet was rapidly brought back to full strength. Expect the remainder of the winter to be met with consistent, prompt snow removal and winter maintenance service.

- At this writing the potable water test and observation wells are nearly complete. In the 250-foot depth, primarily clay with infrequent strata of shale-like pea gravel was encountered; hinting that any possible chance of contamination would be remote. Expect the analysis of the pump tests to be available by late January. The test pump will be 250 gallons per minute for 24 hours.

- I have been informed by our zoning officer/planner, Lisa Lemble that she will be accepting an offer to work full-time for her current part-time employer in Ann Arbor beginning with the new year. She has offered to work some contracted hours after hours or possibly one morning per week. I am quite certain that this type of arrangement will take us through the relatively slow winter period adequately. However, I will plan to refill the position by mid March to early April if not sooner and will budget for that approach. I hope to advertise the position in January.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

DECEMBER 26, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES OF THE DECEMBER 10, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING

2. PARKS

AD HOC COMMITTEES

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

OLD BUSINESS

1. REVIEW VILLAGE OF DEXTER RECREATION MASTER PLAN AND ESTABLISH PUBLIC HEARING DATE.

NEW BUSINESS

APPOINTMENT TO VILLAGE PARKS COMMISSION

PRESIDENT'S REPORT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

Dexter Village Council
Regular Meeting
December 26, 1990
8:00PM
First of America Bank Building
8123 Main Street
Dexter, Mi 48130

The meeting was called to order by the president at 8:00pm

ROLL CALL

Present: Gregory, Ritchie, Genske, Walters, Baroni, Stacey, Yates

Absent: None

APPROVAL OF MINUTES

Moved Walters, support Baroni to approve the minutes of the 10-90 regular meeting with correction of typing error to read under Old Business, Item 2. Moved Baroni, support Stacey.

Ayes: Gregory, Ritchie, Genske, Walters, Baroni, Stacey, Yates

Nays: None

APPROVAL OF AGENDA

Moved Ritchie, support Stacey to approve the agenda as presented. (Copy attached)

Ayes: Gregory, Ritchie, Genske, Walters, Baroni, Stacey, Yates

Nays: None

APPROVAL OF BILLS AND PAYROLL

Moved Ritchie, support Genske to approve bills and payroll in the amount of \$73,162.71.

Ayes: Gregory, Ritchie, Genske, Walters, Baroni, Stacey, Yates

Nays: None

REPORTS

Planning Commission- Council received written report. (Copy attached)

Parks- Council received written report. (Copy attached)

Village Mgr- Council received written report. (Copy attached)

OLD BUSINESS

1. Review Village of Dexter Recreation Master Plan and Establish Public Hearing Date.

Moved Baroni, support Stacey to accept the Planning Commission recommendation to refer the proposed Village of Dexter Recreation Master Plan back to the Parks Commission for a) reprioritization of the plan's development options, priorities, and objectives b) to remove items that are in conflict with other plans that have been approved by the Village Council and c) to redefine park sizes and minimums with a request for input for the 1-14-91 regular council meeting.

Ayes: Gregory, Ritchie, Genske, Walters, Baroni, Stacey, Yates

Nays: None

Moved Baroni, support Walters to set a public hearing for the purpose of taking public comment on the proposed Village of Dexter Master REcreation Plan for 1-28-91 at 8:00PM.

Ayes: Gregory, Ritchie, Genske, Walters, Baroni, Stacey, Yates
Nays: None

NEW BUSINESS

1. Appointment to Village Parks Commission

Moved Baroni, support Stacey to appoint Jan Going to the Parks Commission to fill the unexpired term of Robin Meloche. (Term expires 6-30-93)

Ayes: Gregory, Ritchie, Genske, Walters, Baroni, Stacey, Yates
Nays: None

ADJOURNMENT

Moved Baroni, support Stacey to adjourn the meeting at 8:15PM.

Ayes: Gregory, Ritchie, Genske, Walters, Baroni, Stacey, Yates
Nays: None

Respectfully submitted,

Donna L. Fisher
Village Clerk

Filing Approved _____

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

DECEMBER 26, 1990

PAYROLL COSTS (PAGE 2)	\$ 16,088.07
BILLS DUE (PAGE 3)	34,183.02
INDUSTRIAL PARK FUNDS (PAGE 4)	<u>22,891.62</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 73,162.71</u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
American Water Works Assoc.	548-965					27.45	
Ann Arbor Implement Co.	441-937	43.20					
Atkins, Richard W.	445-931	65.00					
Baxter/Scientific Products Div	548-743					143.08	
Case Power & Equipment	VARIOUS	64.04					
Chelsea, Village of	528-941.020	582.50					
Detroit Edison/St. lighting	448-920	1,916.96					
Dexter Leader	VARIOUS	433.27					37.13
Etna Supply Company	556-937						74.52
Grainger Inc.	VARIOUS	19.93		59.52			
Jones Chemicals	VARIOUS					560.00	225.00
Marathon Petro Co.	VARIOUS	363.07				24.78	47.20
MI Bell - 426-8303	172-853	74.78					
" " - 426-8530	441-853	41.01					
MICHcon -8050 8140 MAIN	VARIOUS	898.72					
" " - 8360 HURON	548-920					754.42	
MI City Management Assoc.	VARIOUS	127.50					
MI Dept. of Trans.	VARIOUS			4,466.00	4,466.00		
MISS DIG	548-956					132.60	
O'Grady/12th payment	265-970.010	600.00					
Orchard, Hiltz & McCliment	400.825.001	37.50					
Pezzani & Reid Equip. Co.	441-939	57.00					
Recycle Ann Arbor	528-816.020	1,313.69					
S.F. Strong	VARIOUS	80.33		77.76			
TELEdial America	172-853	23.89					
Utilities Instrumentation	548-825					276.54	
W.C.S.D./contract+mileage	VARIOUS	16,068.63					
TOTAL BILLS DUE		22,811.02		4,603.28	4,466.00	1,918.87	383.85

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - DECEMBER 8, 1990</u>							
Sandra J. Egeler		386.87	55.26				
Janet C. Karvel		142.45-G					
		142.45-R				142.45	142.45
James M. Palenick		433.02		108.25	108.25	108.25	108.25
Larry N. Wagner			666.64				
Lisa Lemble		324.14					
Kurt J. Augustine		23.06		138.40	299.87		
Keith L. Kitchen				214.35	321.52		
Patrick A. McKillen				212.73	354.55		
Derek R. Wiseley				178.02	353.46		
Thomas C. Desmet						670.36	
Andrea Dorney						422.20	
Edward A. Lobdell						558.97	
Daniel L. Schlaff							427.10
Larry C. Sebring						252.20	252.20
<u>PAYROLL COSTS - DECEMBER 15, 1990</u>							
Sandra J. Egeler		497.40	55.26				
Janet C. Karvel		85.47-G					
		85.47-R				85.47	85.47
James M. Palenick		516.86		129.21	129.21	129.21	129.21
Larry N. Wagner			666.64				
Lisa Lemble		194.48					
Kurt J. Augustine		115.33		89.38	184.54		13.46
Keith L. Kitchen		26.79		26.79	53.58		
Patrick A. McKillen		177.27		106.36	425.46		
Derek R. wiseley		125.92		75.55	302.22		
Thomas C. Desmet						837.96	
Andrea Dorney						527.76	
Edward A. Lobdell						686.72	
Daniel L. Schlaff						213.55	213.55
Larry C. Sebring							630.52
Loren P. Yates - President		400.82					
Donna L. Fisher-Clerk & Pl Comm Sec.		366.64					
Rita A. Fischer		150.82					
TOTAL PAYROLL COSTS		4,195.26	1,443.80	1,279.05	2,532.66	4,635.10	2,002.21

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DECEMBER 26, 1990

PAYEE - EXPLANATION	CODE	CONST & ENG.	WATER REPLACEMENT
ED COY REALTY	251.00-733.965.010	\$ 2,000.00	
JOHN HOLLOWELL & ASSOCIATES	251.000.733.825.010	18,274.00	
JONES & HENRY ENGINEERS	591.556.000.972.113		\$ 1,170.76
MI. DEPT. OF TRANSPORTATION	251.000.733.965.031	1,446.86	
		<hr/>	
		\$ 21,720.86	\$ 1,170.76
		<hr/>	
		<hr/>	
TOTAL BILLS DUE			

MEMORANDUM

To: Dexter Village Council
From: Donna L. Fisher, Adm. Secretary for Planning Commission

The following action took place at the December 17, 1990, regular meeting of the Planning Commission -

New Business

Proposed Village of Dexter Recreation Master Plan

Moved Bishop, support Arbour to recommend the Village Council refer the Village of Dexter Proposed Recreation Plan back to the Parks Commission for a) reprioritization of the plans development options, priorities, and objectives b) to remove items that are in conflict with other plans that have been approved by the Village Council and c) to redefine park sizes and minimums.

Ayes: Bishop, Arbour, Waggoner, Bell, Cousins, Betz
Nays: None

MEMO:

TO: DEXTER VILLAGE COUNCIL MEMBERS

FROM: JEANNETTE YATES, PARKS COMMISSION CHAIR

SUBJECT: PARKS COMMISSION MEETING OF DECEMBER 13, 1990

THE MAJOR TOPIC OF DISCUSSION WAS THE 5-YEAR PLAN FOR PARKS AND RECREATION. IT WAS DECIDED TO HOLD A SPECIAL MEETING ON JANUARY 3, 1991 TO DISCUSS ANY CHANGES THE PLANNING COMMISSION MIGHT ASK FOR IN THE PLAN. THIS MEETING WILL BE AT 7:30 P.M. IN THE UPPER LEVEL OF THE FIRST OF AMERICA BANK BUILDING.

PARKS COMMISSION UNANIMOUSLY APPROVED A MOTION TO SUPPORT A REQUEST MADE BY THE DEXTER KIWANIS CLUB TO DEVELOP AN OPEN AIR STAGE LOCATED AT WARRIOR CREEK PARK. IT WAS RECOMMENDED THAT KIWANIS CLUB SUBMIT AN ACTION PLAN OF HOW THEY INTEND TO PROCEED.

THE NEXT REGULAR MEETING OF THE PARKS COMMISSION WILL BE HELD THE 4TH THURSDAY IN JANUARY. JANUARY 24, 1991 AT 7:30 P.M. THE FIRST OF AMERICA BANK BUILDING.

VILLAGE MANAGER'S REPORT - December 26, 1990

- Included in your packet is the Census Bureau response to our submitted challenge to the preliminary housing count data. The challenge does not appear to have been particularly successful. I would not be surprised to still see a final 1990 census population less than the 1524 recorded in 1980; even though such an outcome would be absurd. There may be little more that we can effectively do to challenge the numbers, short of paying for and conducting our own sanctioned census count in a few years. Certainly the prospect for reduced revenue sharing payments is becoming a hard reality. The impact on our budget could be significant. Actual final census population counts will be received in mid to late January.

- The actual 24-hour, 250 g.p.m. test well pump test is being conducted on Wednesday, December 26th. This will complete the field work for this fiscal year. We will now await the results of the test data and hopefully look to move forward with production well construction in FY 91/92.

- The budget process is moving along well: I am nearing completion of all predictions for this fiscal year; with development of fund balance data nearly complete. Department heads are submitting requested FY 91/92 budgets and a final proposed FY 91/92 budget should be available for the January 28th Council meeting and subsequent work session.

- The executed sales agreement, along with a \$2,000.00 earnest-money deposit, for purchase of the Carpenter Lumber property was delivered to Mr. Coy acting as agent for Mr. Carpenter. Upon sale of lots 22, 23 & 37 in the Dexter Business & Research Park, the final contingency to the sale will be lifted, and we will close 30 days hence.

- The possible sale of lots 22, 23 & 37 continues to look promising, we have not yet received a signed sales agreement back, but the prospects for such an eventuality after the 1st of the year look good.

- Engineering contracts will be available for approval by Council, for next years proposed \$3.5M L.D.F.A. infrastructure improvements, at the January 10th Council meeting.

- Allow me to take this opportunity to wish all Council members a very happy holiday season. I feel we have enjoyed a productive and successful year and look forward to working with all of you to embrace the challenges of the upcoming new year.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JANUARY 14, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES OF THE DECEMBER 26, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. PAUL BISHOP, D.D.A. CHAIR - ELECTION BOND ISSUE.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS

AD HOC COMMITTEES

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION CALLING ELECTION ON GENERAL OBLIGATION BONDS.

OLD BUSINESS

NEW BUSINESS

- 4.1 EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTER.
- 2.1 APPROVAL OF ENGINEERING AGREEMENTS; PHASE II INDUSTRIAL DEVELOPMENT INFRASTRUCTURE IMPROVEMENTS.
- 3.2 MEMBERSHIP IN SOUTH EAST MICHIGAN COUNCIL OF GOVERNMENTS (SEMCOG).
- 4.3 SALES AGREEMENT FOR LOTS 22, 23, & 37 DEXTER BUSINESS AND RESEARCH PARK (THE GARRISON COMPANY).
5. NON-UNION EMPLOYEE SALARY/WAGE ADJUSTMENTS & CLASSIFICATION UPDATES.

PRESIDENT'S REPORT

DEXTER VILLAGE COUNCIL
REGULAR MEETING
JANUARY 14, 1991
8:00PM
FIRST OF AMERICA BANK BUILDING
8123 MAIN STREET

The meeting as called to order at 8:00pm by the president.

ROLL CALL

Present: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates

Absent: None

APPROVAL OF MINUTES

Moved Ritchie, support Walters to approve the minutes of the December 26, 1990, regular meeting as presented.

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

PRE-ARRANGED CITIZEN PARTICIPATION

Paul Bishop, D.D.A. Chair, addressed Council speaking to the issue of the election bond issue for downtown development. Chairman Bishop gave a report of the January 8, 1991, DDA meeting covering the following items-

- a) Discussion of the bond proposal and the wording of said proposal as approved by Bond Counsel, Miller\Canfield
- b) Discussion of the importance of the Council and the DDA working together to maintain community trust
- c) Discussion of the importance of the Citizens being well informed about the expenditure of dollars for the renovation project
- d) Discussion of the importance of Citizens being informed that no monies raised through this bond sale will be used to fund any extension of Baker Road--all dollars will be used for the development of Plan B.

APPROVAL OF AGENDA

Moved Ritchie, support Stacey to approve the agenda as ammended.(Copy Attached)

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

NON-ARRANGED CITIZEN PARTICIPATION

K. Fisher-Dworek, 7105 Ann Arbor Road, addressed Council requesting Council consider/discuss the placement of street lights at the intersections of Dan Hoey Road and Ann Arbor Road and Dan Hoey and Baker Roads.

B. Steptoe, 7250 Dan Hoey Road, addressed Council stating he felt trees removed in the reconstruction of Dan Hoey Road should be replanted and stating that he felt the fountain spray at Dapco should be diminished to prevent it from wetting Dan Hoey Road.

D. Lambert, addressed Council stating her concern for the lack of visibility at the corner of Hudson and Baker due to a mound of plowed snow.

COMMUNICATIONS

Council received a copy of a memo from President Yates regarding his concern for some management issues in the DPW. (Copy Attached)

Council received information from Mgr. Palenick regarding Village membership in the SEMCOG organization. (Copy attached)

BILLS AND PAYROLL

Moved Stacey, support Baroni to approve bills and payroll costs in the amount of \$52,631.95.

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

REPORTS

Moved Baroni, support Genske to dissolve the committee to review Village employee job descriptions.

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

Council received the written Manager's report. (Copy Attached)

ORDINANCES AND RESOLUTIONS

Moved Ritchie, support Baroni to approve the Resolution Calling Election on General Obligation Bonds for the Village of Dexter. (Copy Attached)

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

OLD BUSINESS

None

NEW BUSINESS

1. Approval of Engineering Agreements; Phase II Industrial Development Infrastructure Improvements

Moved Ritchie, support Stacey to approve the proposed engineering agreements for Phase II Industrial Development Infrastructure Improvements with Orchard, Hiltz, McCliment Inc.
(Copy on file)

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

2. Membership in SEMCOG

Moved Stacey, support Baroni to accept the Village Manager's recommendation to withdraw the Village membership in SEMCOG for 1991.

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

3. Sales Agreement For Lots 22,23,and 37 Dexter Business and Research Park (The Garrison Company)

Moved Ritchie, support Genske to approve the proposed sales agreement between the Village of Dexter and K.R.G. Investments for lots 22, 23 and 37 in the Dexter Business and Research Park for \$132,775.00 with a closing date of May 1, 1991.

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

4. Executive Session To Discuss Personnel Matter

Moved Stacey, support Baroni to move into executive session at 8:40 pm for the purpose of discussion of a personnel matter.

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

Moved Stacey, support Genske to move into regular session at 9:20 pm.

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

5. Non-Union Employee Salary/Wage Adjustments and Classification Updates

Moved Stacey, support Baroni to table Item 1 of the village Manager's Memorandum/Recommendation. (Copy attached)

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

Moved Stacey, support Baroni to approve Item 2 of the Village Manager's Memorandum/Recommendation.(Copy Attached)

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

Moved Walters, support Baroni to approve Item 3 of the Village Manager's Memorandum/Recommendation. (Copy Attached)

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates

Moved Walters, support Genske to approve Item 4 of the Village Manager's Memorandum/Recommendation. (Copy Attached)

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

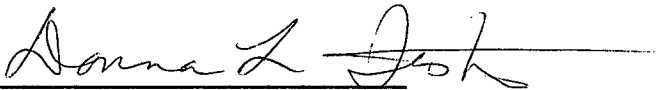
PRESIDENT'S REPORT

Trustees Walters, Baroni and Yates were appointed to a committee to monitor and evaluate the resolution of the stated concerns regarding the DPW Supervisor and his job description.

Trustees Baroni, Gregory and Ritchie were appointed to a committee to review salaries paid to elected officials.

Moved Baroni, support Genske to adjourn the meeting at 9:35pm
Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates
Nays: None

Respectfully submitted,


Donna L. Fisher
Village Clerk

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS
JANUARY 14, 1991

PAYROLL COSTS (PAGE 2)	\$ 19,121.75
BILLS DUE (PAGE 4)	<u>33,510.20</u>
TOTAL BILLS & PAYROLL COSTS ALL FUNDS	<u><u>\$ 52,631.95</u></u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Sandra J. Egeler		221.07	55.26				
Janet C. Karvel		142.45-G 142.45-R					
James M. Palenick		474.94		118.73	118.73	142.45 118.73	142.45 118.73
Larry N. Wagner			533.31				
Lisa Lemble		324.14					
Kurt J. Augustine		69.19		80.73	173.00		46.13
Keith L. Kitchen		53.58		93.77	200.94	26.79	160.76
Patrick A. McKillen		70.91		248.19	390.01		
Derek R. Wiseley		50.37		62.95	163.69	25.18	100.74
Thomas C. Desmet						837.96	
Andrea Dorney						527.76	
Edward A. Lobdell						686.72	
Daniel L. Schlaff							533.88
Larry C. Sebring						126.10	504.41
<u>PAYROLL COSTS - DECEMBER 22, 1990</u>							
<u>PAYROLL COSTS - DECEMBER 29, 1990</u>							
Sandra J. Egeler		276.34	55.26				
Janet C. Karvel		99.71-G 99.71-R					
James M. Palenick		189.97		118.73	118.73	99.71 118.73	99.71 118.73
Larry N. Wagner			466.64				
Lisa Lemble		129.65					
Kurt J. Augustine					237.39		
Keith L. Kitchen		53.58		146.80	214.34		
Patrick A. McKillen		70.91		106.36	177.27		
Derek R. Wiseley				208.38	309.12		
Thomas C. Desmet						586.57	
Andrea Dorney						527.76	
Edward A. Lobdell						480.70	
Daniel L. Schlaff							160.16
Larry C. Sebring						189.15	126.10
TOTAL		2,468.97	1,110.47	1,184.64	2,103.22	4,494.31	2,111.80

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - JANUARY 5, 1991</u>							
Sandra J. Egeler		331.60	55.26				
Janet C. Karvel		99.71-G					
		99.71-R				99.71	99.71
James M. Palenick		189.97		118.73	118.73	118.73	118.73
Larry N. Wagner			466.64				
Kurt J. Augustine		184.54		96.10	115.01		
Keith L. Kitchen		214.34		96.23	112.08		
Patrick A. McKillen				248.18	248.18		
Derek R. Wiseley		201.48		50.37	50.37		
Thomas C. Desmet						502.77	
Andrea Dorney						263.88	
Edward A. Lobdell						343.36	
Daniel L. Schlaff						213.55	160.16
Larry C. Sebring						378.31	252.20
TOTAL PAYROLL COSTS		3,790.32	1,632.37	1,794.25	2,747.59	6,414.62	2,742.60

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Ann Arbor Welding Supply Co.	441-740	54.17					
AT&T Credit Corp.	VARIOUS	59.09				41.09	
Barrett Paving Materials Inc.	463-740			58.80			
Business Resources, Inc.	172-727	125.89					
Case Power & Equip.	441-939	14.29					
Curtin Matheson Scientific, Inc	548-743					59.05	
D&C Plumbing & Heating	VARIOUS	79.66			210.84		
Detroit Edison-							
3620 & 3676 Central	556-920						1,754.75
8360 Huron/CW lift sta.	548-920					4,508.15	
8140,8050,8014,7982 Main	VARIOUS	560.61					
Dexter Comm Schools/Cross guard	301-804	997.97					
Dexter Leader	VARIOUS	300.91					
Dexter Office Supply	VARIOUS	25.28				28.23	
Dexter, Village of	VARIOUS	13.07				25.58	
Grainger	VARIOUS	138.58				83.75	
HACH Company	548-743					141.73	
Hackney Ace Hardware	VARIOUS	64.63		3.28		63.58	6.97
International Calculator Sales	VARIOUS	205.90					
Len's Rubbish/extra fees	528-816	3,206.25					
Len's Rubbish/12/90 contract	528-816	10,575.19					
Marathon Petro Co.	VARIOUS	770.21				7.76	14.41
MI Bell - 426-4572	556-853						167.24
Morton Salt	VARIOUS			625.28	625.28		
Parts Peddler Auto Supply	VARIOUS	58.63					11.27
Pezzani & Reid Equip. Co.	441-939	3,849.27					
Pitney Bowes	172-941	47.25					
Ram Communications of MI	441-853	87.35					
Recycle Ann Arbor/Nov & Dec.	528-816020	3,064.28					
Scio Electric Service	VARIOUS			50.04			
Shults Equipment, Inc.	441-740	397.50					
Teledial America	172-853	21.75					
U.S. Postal Service/utility bill	548-727					74.39	
U.S. Postal Service/fill meter	172-727	150.00					
Vogel's Lock & Safe Repairs	441-740	6.00					
Washtenaw County - ECO	101-815	75.00					
TOTAL BILLS DUE		24,948.73		737.40	836.12	5,033.31	1,954.64

MEMO:

TO: JIM PALENICK, VILLAGE MANAGER

FROM: LOREN YATES, VILLAGE PRESIDENT *LY*

DATE: JANUARY 10, 1991

During the past few weeks it has come to my attention and some of the other Council members that problems in the D.P.W. continue to occur and are centered around the Superintendent, Pat McKillen. As we all know the personnel of the D.P.W. are highly visible to the public and their appearance and attitudes are very important. The position of Superintendent is even more important, he must be able to deal with the public in a courteous and professional manner, whether it be directly with the public or his employees in public, and above all else he should set an example for the employees he supervises.

The position of Superintendent has been of great concern to many of us. It hardly seems necessary to have a Superintendent who does not work on the job with his men and spends most of his time in administration. A department with only four employees would probably be served better by having a working Foreman.

Over the past year I have been aware of some of the problems. I have gone down to the D.P.W. garage in the morning only to find the men standing around waiting for Pat to come in to give them their assignments for the day. Over the past couple of weeks myself and other Council members have been keeping track of what has been occurring in the Department. Listed below are just some of the things we have discovered:

Friday, December 28, 1990 - Pat turned in 8 hours - he arrived at 8:15 a.m. and left at approximately 3:30 p.m.

Monday, December 31, 1990 - Pat arrived at work at 7:50 a.m. and left approximately 11:30 a.m. - he turned in 4 hours.

Wednesday, January 2, 1991 - Pat had his personal vehicle in the D.P.W. garage all day working on it.

Thursday, January 3, 1991 - Pat had the same vehicle in the garage the first half of the day. A few weeks ago he had his truck in the garage working on it, at times some of the D.P.W. workers were helping him.

Page 2

The above are just a few of the things we have discovered, as you know receiving pay for hours not worked constitute theft and is cause for immediate dismissal. We do not feel that Pat is a thief and it is our desire to get these problems worked out and avoid dismissal. But, we think these violations are serious and need to be dealt with swiftly and effectively. Bob Stacey, Geary Baroni and myself will be meeting with you discuss this memo and a few other concerns we have with the operation of the D.P.W.

January 4, 1991

Loren P. Yates, President
Village of Dexter
8140 Main Street
Dexter, Michigan 48130

Dear Village President Yates:

Recently a letter and the 1991 SEMCOG dues notice were sent to your Village. Enclosed is a copy of the letter and dues notice for your information. As the delegate to SEMCOG, we would like you to be aware that this issue will be coming before your Council.

Your participation in SEMCOG is greatly appreciated. A strong membership is essential to accomplish our tasks and to provide the kind of organization which can assist you and your community. One hundred-forty (140) local government and education units belong to SEMCOG. By joining together, we accomplish more for the region and for each other.

We value your involvement as a delegate to SEMCOG. If there is any way we can make your association with us a more rewarding experience, please let us know. If you would like to arrange a visit or if you would like additional information about SEMCOG services to your community, please contact Pauline Mengebier, Intergovernmental Relations Manager.

Cordially,


John M. Amberger
Executive Director

JMA/bar

Enclosures

SEMCOG . . . Planning For The Future Today

Southeast Michigan Council of Governments • 660 Plaza Drive • Suite 1900 • Detroit, Michigan 48226 • (313) 961-4266 • FAX (313) 961-4869

CLYDE CLEVELAND
Chairperson
Councilman,
City of Detroit

GERALD A. McCAFFREY
First Vice Chairperson
Board Member,
Macomb Intermediate
Board of Education

MARTHA L. HOYER
Vice Chairperson
Council Member,
City of Novi

E.A. JACKSON MORRIS
Vice Chairperson
Supervisor,
Pittsfield Twp.

DENNIS M. RITTER
Vice Chairperson
Supervisor,
Waterford Twp.

RICHARD A. RUDNICKI
Vice Chairperson
Drain Commissioner,
Livingston County

MILTON L. MACK JR.
Immediate Past
Chairperson
Commissioner,
Wayne County

JOHN M. AMBERGER
Executive Director





January 4, 1991

TO: Donna L. Fisher, Village of Dexter Clerk

From: John M. Amberger, Executive Director

SEMCOG has been an important local government investment in regional coordination, cooperation and decision making for more than 20 years. Enclosed is your community's 1991 SEMCOG dues notice.

Your 1991 dues reflect a 5.3 percent increase in the National Consumer Price Index (CPI), in accordance with adopted policy of the SEMCOG General Assembly of elected officials. Dues are also based on SEMCOG's 1990 membership-approved Regional Development Forecast population figure for your community; or, the U.S. Preliminary 1990 Census figure, which ever is lower. As a result, there have been substantial adjustments for some communities.

Your support maintains SEMCOG membership benefits for your community, including:

- access to the area's best available data collection and analysis service; LOGIN, an electronic library of problem solving strategies; and, SEMCOG's computerized ordinance file;
- representation of local government perspectives in Lansing and Washington as well as access to departments of those levels of government;
- participation in the only areawide forum in which your community's elected officials join with other elected officials and education interests to raise, discuss and resolve areawide issues and problems;
- participation in SEMCOG's current Regional Development Initiative, an analysis of our ability to manage development and redevelopment in Southeast Michigan; and
- access to SEMCOG's staff.

We would be pleased to provide additional information about SEMCOG dues, programs, accomplishments and membership benefits. We are also, of course, happy to appear before your Board to discuss SEMCOG's contributions to your community. Please contact Pauline Mengebier, Manager of Intergovernmental Relations, if there is any thing we can do to be of help.

Your support is important to us as we search for creative solutions to the many problems in the Southeast Michigan region. Your support and participation strengthen all local governments in Southeast Michigan.

JMA/bar

SEMCOG . . . Planning For The Future Today

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CLYDE CLEVELAND Chairperson Councilman, City of Detroit	GERALD A. McCAFFREY First Vice Chairperson Board Member, Macomb Intermediate	MARTHA L. HOYER Vice Chairperson Council Member, City of Novi	E.A. JACKSON MORRIS Vice Chairperson Supervisor, Pittsfield Twp.	DENNIS M. RITTER Vice Chairperson Supervisor, Waterford Twp.	RICHARD A. RUDNICKI Vice Chairperson Drain Commissioner, Livingston County	MILTON L. MACK JR. Immediate Past Chairperson Commissioner,	JOHN M. AMBERGER Executive Director
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MEMBERSHIP NOTICE

Date: January 4, 1991

SEMICOG

Southeast Michigan Council of Governments
660 Plaza Drive • Suite 1900
Detroit, Michigan 48226 • (313) 961-4266

Donna L. Fisher, Clerk
Village of Dexter
8140 Main St
Dexter, MI 48130

Serving local units of
governments in the seven
county region of Livingston,
Macomb, Monroe, Oakland,
St. Clair, Washtenaw, and
Wayne.

Annual Membership In

Southeast Michigan Council of Governments

Beginning (Date) January 15, 1991

Contribution \$ 600.00

The annual contribution is established by the by-laws and action of the General Assembly

PLEASE ENCLOSE YELLOW COPY WITH REMITTANCE TO INSURE PROPER CREDIT

Village Manager's Report - January 14, 1991

- Browning Ferris Industries (BFI) has announced that an additional 50-cent per yard surcharge will be added to refuse "tip" fees at their Salem Township landfill beginning in February. This will add approximately \$350.00 per month to the Village's solid waste disposal costs. The proposed FY 91/92 budget I will submit to Council will almost certainly include some level of refuse rate increase for early Spring 1991.

- I am beginning to finalize the FY 91/92 draft budget for submission to Council. I am still targeting completion for the January 28th meeting packet; then at least one budget work session can be scheduled for the week following. The primary holdup, at this time is the acquisition of accurate data to project expected State revenue sharing payments. Both Census data population figures and possible Engler-administration cuts are crucial to the accuracy of revenue sharing projections. The one thing we do know is that they will be less than last year; the question is how much?

- The test well pumping test was completed successfully; test-pumped at 250 gallons per minute for 24 hours, with additional step-up and step-down tests. We should receive the final update and evaluation on the test results within 4 - 6 weeks.

- All union and non-union employees have received their year-end performance evaluation and will, as per established personnel rules and bargaining agreements, receive their merit pay incentive checks as detailed on the memo's provided. Additionally, I have determined and submitted salary & wage adjustments for non-unionized personnel, requesting formal Council approval thereof.

- With the sales agreement from Garrison Co. for lots 22, 23, & 37 in the Industrial Park, comes the complete sellout of all developable parcels in the Park to-date. We now have twelve committed firms to-date occupying some 72 acres. We have actually received over \$920,000.00 in land sales revenues to-date: with an additional \$296,000.00 in deferred or closing-pending receivables. That is \$1,217,000.00 in land sales committed to-date. The private investment within the confines of the Industrial Park should, by late next year exceed \$40 million. I see no indication, even with the recessionary climate surrounding us, that Phase II will be any less successful. We are now consistently perceived as competitive with the likes of Plymouth/Canton Townships and the Auburn Hills area in terms of Industrial Park attractiveness. We have become the brightest star in Washtenaw County's manufacturing development effort.

- I will be recommending that land prices for parcels developed as part of Phase II of the Industrial Park be adjusted upward; probably in the \$.90/square foot range (\$39,000/acre). Jackson Road prices currently range up to \$70,000/acre; Plymouth/Canton and Auburn Hills sites go as high as \$150,000/acre. Our development costs for Phase II will exceed \$45,000/acre. At \$39, - 40,000/acre our lots will still be extremely attractive and competitive, given the overall quality, location, and proven track record.

RESOLUTION CALLING ELECTION ON
GENERAL OBLIGATION BONDS

Village of Dexter
County of Washtenaw, State of Michigan

Minutes of a regular meeting of the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, held in the _____ in the Village on the 14th day of January, 1991, at _____ o'clock p.m., Eastern Standard Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____.

WHEREAS, the Village Council (the "Council") of the Village of Dexter, County of Washtenaw, State of Michigan (the "Village") has determined that it is necessary for the Village to undertake certain public improvements in the downtown business district of the Village (the "Project"); and

WHEREAS, the Council has determined that the Village borrow money in an amount not to exceed Eight Hundred Thousand Dollars (\$800,000) and to issue general obligation unlimited tax bonds of the Village in such amount for the purpose of paying the cost of the Project; and

WHEREAS, it is necessary to submit the proposed borrowing and the issuance of the bonds to the qualified electors of the Village for a vote;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. At the election, which is hereby called to be held in the Village on March 11, 1991, between the hours of 7 o'clock a.m. and 8 o'clock p.m., there shall be submitted to vote of the qualified electors of the Village, the proposition of borrowing the said sum of not to exceed Eight Hundred Thousand Dollars (\$800,000) and issuing general obligation unlimited tax bonds of the Village therefor.

2. The proposition to be submitted at said election shall be stated on a separate ballot, or as a separate proposition on voting machines, in substantially the following form:

General Obligation Bonding Proposition

Shall the Village of Dexter, Washtenaw County, Michigan, borrow the principal amount of not to exceed \$800,000 and issue its general obligation unlimited tax bonds therefor, for the purpose of paying the cost of acquiring, constructing, installing, altering and making public improvements in the downtown business district of the Village, including sidewalks and related landscaping and furnishings, crosswalks, ramps, streets, curbs, gutters, catchbasins, lighting, traffic control devices, public parks and grounds, and related furnishings, appurtenances and attachments, and the costs of issuance of such bonds?

3. The Clerk of the Village shall cause notice of last day for registration to be published as a display advertisement at least twice in The Dexter Leader, in Dexter, Michigan, or the Ann Arbor News, an Ann Arbor, Michigan, both newspapers of general circulation in the Village, prior to the

last day for receiving registrations, the first publication to be not less than ten (10) full days prior to said last day for receiving registrations.

4. The notice of registration shall be in substantially the following form:

NOTICE OF THE LAST DAY FOR RECEIVING
REGISTRATIONS FOR THE VILLAGE ELECTION
TO BE HELD IN THE VILLAGE OF DEXTER
ON MONDAY, MARCH 11, 1991

PLEASE TAKE NOTICE that any qualified elector of the Village of Dexter, County of Washtenaw, Michigan, who is not already registered may register for the Village Election to be held on the 11th day of March, 1991 in said Village.

The Village Clerk or Deputy Clerk will be at the Clerk's office in the Village on each working day during regular working hours until and including February 11, 1991, for the purpose of receiving registrations of qualified electors of the Village of Dexter not already registered.

On February 11, 1991, which is the last day for receiving registrations for said election to be held on March 11, 1991, the Village Clerk, or Deputy Clerk will be at the Clerk's office between the hours of 8 a.m. and 5 p.m., Eastern Standard Time, for the purpose of receiving registrations of qualified electors.

The following proposition will be submitted to the electors of the Village of Dexter at said election:

General Obligation Bonding Proposition

Shall the Village of Dexter, Washtenaw County, Michigan, borrow the principal amount of not to exceed \$800,000 and issue its general obligation unlimited tax bonds therefor, for the purpose of paying the cost of acquiring, constructing, installing, altering and making public improvements in the downtown business district of the Village, including sidewalks, and related landscaping and furnishings, crosswalks, ramps, streets, curbs, gutters, catchbasins, lighting, traffic control devices, public parks and grounds, and related furnishings, appurtenances and attachments, and the costs of issuance of such bonds?

THE LAST DAY FOR RECEIVING REGISTRATIONS FOR SAID ELECTION TO BE HELD MONDAY, MARCH 11, 1991, WILL BE MONDAY, FEBRUARY 11, 1991.

Clerk, Village of Dexter

5. The Clerk of the Village shall cause notice of the submission of said proposition to be published at least twice as a display advertisement before the date of election in The Dexter Leader, in Dexter, Michigan, or the Ann Arbor News, in Ann Arbor, Michigan, both newspapers of general circulation in the Village, the first publication to be not less than ten (10) full days prior to the date of said election.

6. The notice of the submission of the said proposition shall be in substantially the following form:

NOTICE OF ELECTION

TO THE QUALIFIED ELECTORS OF THE VILLAGE OF DEXTER:

PLEASE TAKE NOTICE that at an election to be held in the Village of Dexter, County of Washtenaw, Michigan, on the 11th day of March, 1991, from 7:00 o'clock a.m. to 8:00 o'clock p.m., there will be submitted to vote of the qualified electors of said Village the following proposition:

General Obligation Bonding Proposition

Shall the Village of Dexter, Washtenaw County, Michigan, borrow the principal amount of not to exceed \$800,000 and issue its general obligation unlimited tax bonds therefor, for the purpose of paying the cost of acquiring, constructing, installing, altering and making public improvements in the downtown business district of the Village, including sidewalks and related landscaping and furnishings, crosswalks, ramps, streets, curbs, gutters, catchbasins, lighting, traffic control devices, public parks and grounds, and related furnishings, appurtenances and attachments, and the costs of issuance of such bonds?

THE PRINCIPAL AND INTEREST OF SAID BONDS SHALL BE PAYABLE FROM AD VALOREM TAXES LEVIED ON ALL TAXABLE PROPERTY IN THE VILLAGE WITHOUT LIMITATION AS TO RATE OR AMOUNT TO THE EXTENT REQUIRED FOR THE PAYMENT THEREOF.

All qualified and registered electors may vote on the above bonding proposition.

The places of voting will be as follows:

This notice is given by authority of the Village Council of the Village of Dexter, County of Washtenaw, Michigan.

Clerk, Village of Dexter

7. The firm of Miller, Canfield, Paddock and Stone of Detroit, Michigan, is hereby designated and retained by the Village as bond counsel with respect to the bonds to be issued in connection with the public improvements, and is authorized and directed to prepare and submit to all appropriate parties all election proceedings and other documents as shall be necessary or appropriate in connection with the election and issuance of such bonds. The legal fees of Miller, Canfield, Paddock and Stone for work done in connection with said election and said bonds shall be paid from the proceeds of sale of such bonds or from such other sources as may be available to the Village.

8. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are hereby repealed.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Clerk


I hereby certify that the attached is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 14th day of January, 1991, and that said meeting was conducted and public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Clerk

DE16737.1\22911-00-00005

MEMORANDUM

TO: DEXTER VILLAGE COUNCIL

FROM: JAMES M. PALENICK; VILLAGE MANAGER 

RE: NON-UNION EMPLOYEE SALARY ADJUSTMENTS AND MERIT PAY

DATE: JANUARY 3, 1991

After the completion of year-end performance evaluations for the listed Department Heads and non-union employees under my direct supervision; I am recommending the following salary and wage adjustments and merit pay be awarded in fulfillment of established personnel rules.

1. Pat McKillen; Superintendent of Public Works.
Established Salary Range: \$24,000.00 - 28,500.00.
*1991 Salary Range (CPI adjusted): \$25,390.00 - 30,150.00.
Existing Salary: \$25,500/year.
Recommended Increase: \$1,600/year.
Proposed Salary: \$27,100/year.
2. Tom Desmet; Superintendent of Public Utilities.
Established Salary Range: \$24,750.00 - 30,250.00.
*1991 Salary Range (CPI adjusted): \$26,185.00 - 32,005.00.
Existing Salary: \$29,700/year.
Recommended Increase: \$1,785.00.
Proposed Salary: \$31,485/year.
3. Sandra Egeler; Administrative Assistant (Accounting & Finance)
Established Salary Range: \$8.25 - 10.85/hour.
*1991 Salary Range (CPI adjusted): \$8.72 - 11.47/hour.
Existing Wage: \$9.15/hour.
Recommended Increase: .60/hour.
Proposed Wage: \$9.75/hour.
4. Janet Karvel; Administrative Assistant (Utility Billing & Personnel)
Established Salary Range: \$7.75 - 10.35/hour.
*1991 Salary Range (CPI adjusted): \$8.19 - 10.95/hour.
Existing Wage: \$10.32/hour.
Recommended Increase: \$.43/hour.
Proposed Wage: \$10.75/hour.

* The minimum and maximum salary parameters for each established classification have been adjusted upward in an amount equal to the CPI (Consumer Price Index) as approximately determined to-date regionally for the Calendar year 1990. = 5.8%

<u>Merit Pay</u>	<u>Percent of Base Salary/Wage</u>	<u>Merit Pay</u>
Desmet	1.0%	\$297.00
Egeler	1.5% @ .73(year)	208.40
Karvel	1.0%	214.65
McKillen	1.0%	255.00

The salary adjustments are based on year-end evaluation results; comparable salary information from other jurisdictions; cost-of-living statistics; and salary history within a given range or position.

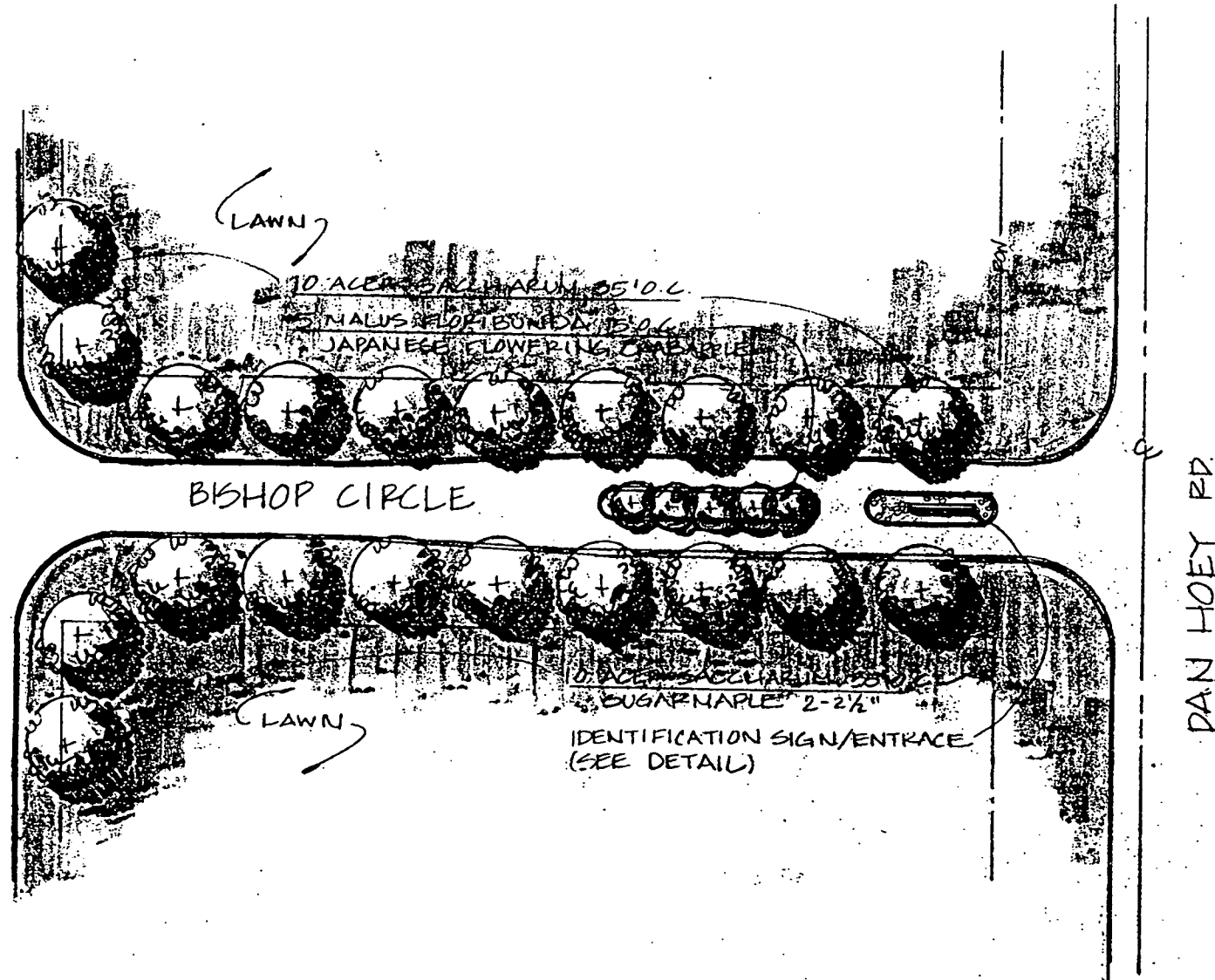
Merit pay is based solely on the objective final point total received for the year-end evaluation.

**The additional wage classification established in 1990 but unfilled in the current organizational structure is adjusted as follows:

Secretary (entry-level clerical, filing, reception):

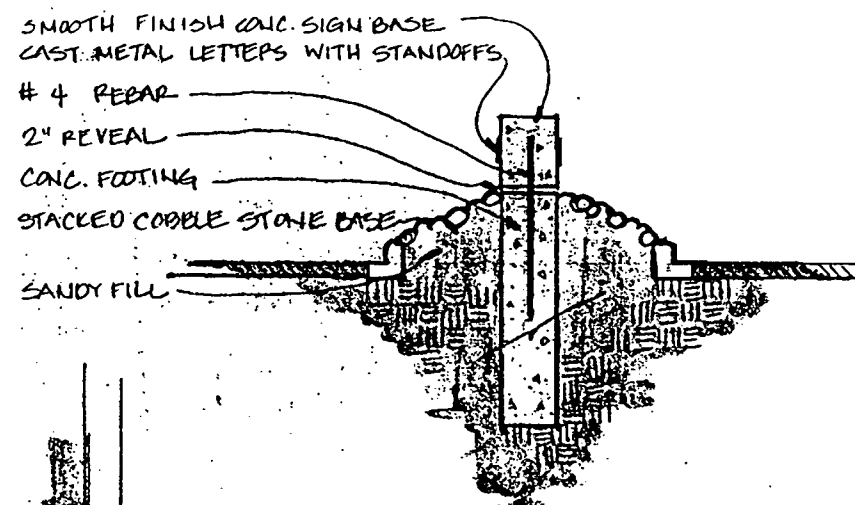
Established Salary Range: \$5.25 - 7.75/hour.

**1991 Salary Range (CPI adjusted): \$5.55 - 8.19/hour.



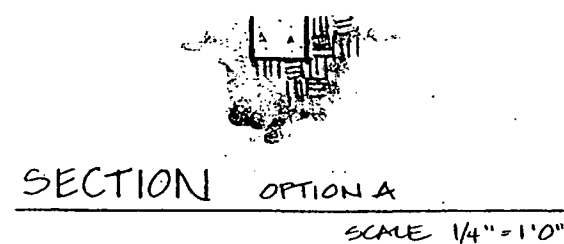
ENTRANCE DRIVE PLAN

SCALE 1"=40'0"

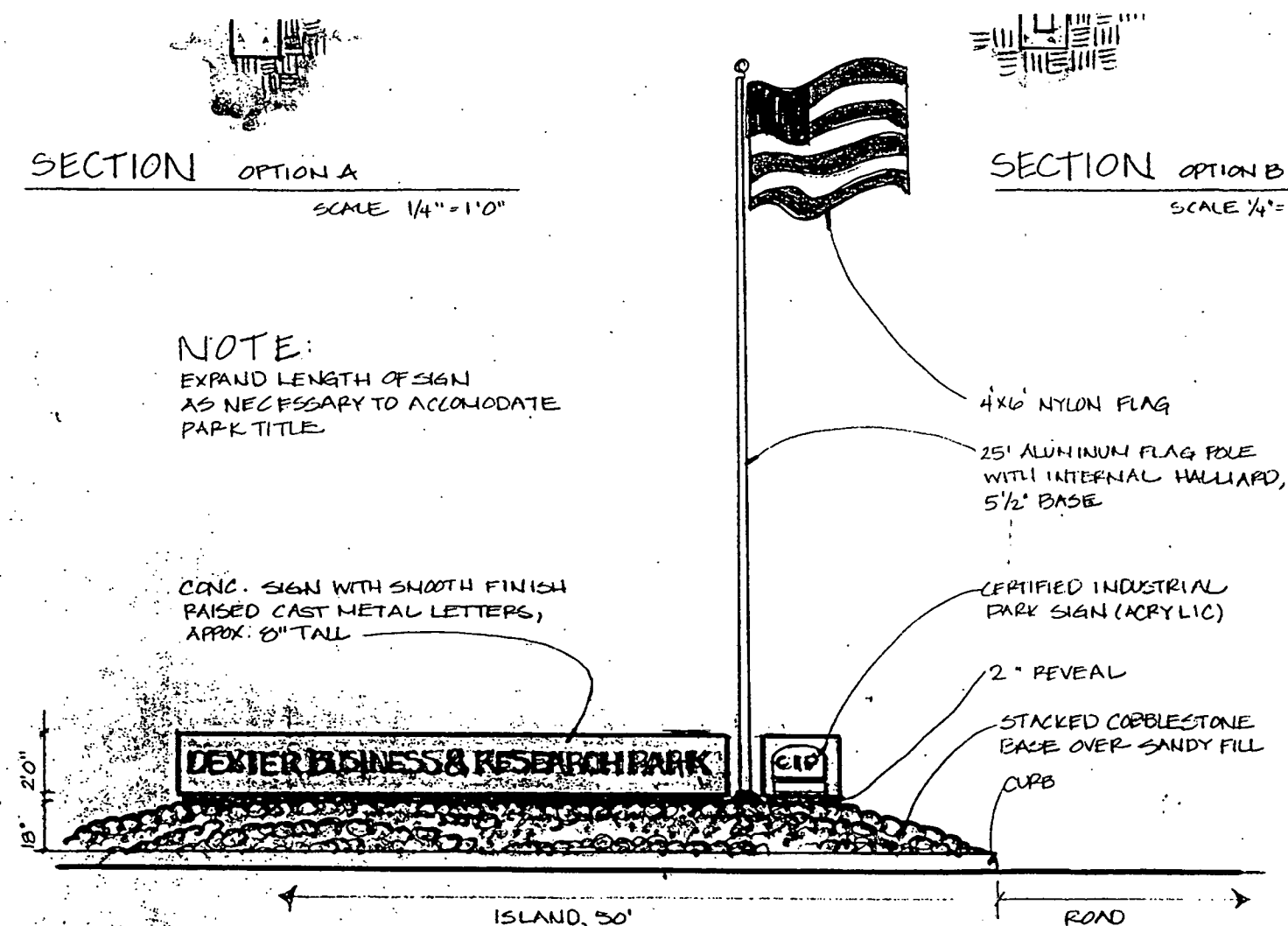


SECTION OPTION A

SCALE 1/4"=1'0"



NOTE:
EXPAND LENGTH OF SIGN
AS NECESSARY TO ACCOMMODATE
PARK TITLE



SIGN ELEVATION OPTION A

SCALE 1/4"=1'0"